SAN FRANCISCO PLANNING DEPARTMENT

HARDING PARK GOLF COURSE RENOVATION

INITIAL STUDY

July 8, 2000

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

July 8, 2000

To Whom It May Concern:

RE: Availability of Environmental Review Document (Preliminary Negative Declaration) for the Proposed Project: Harding Park Golf Course Renovations, Case File No. 2000.118E

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a Preliminary Negative Declaration, containing information about the possible environmental effects of the proposed project. The Preliminary Negative Declaration documents the determination of the Major Environmental Analysis section that the proposed project could not have a significant adverse effect on the environment. Preparation of a Negative Declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description: Harding Park Golf Course Renovations. The proposed project would involve upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco. The existing nine-hole Fleming Course would not be substantially altered. The proposed project would include: removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events. The proposed project would include construction of a driving range at a new location, double-decked with lighting to allow nighttime use; the existing driving range would be upgraded. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.

If you would like a copy of the Preliminary Negative Declaration or have questions concerning environmental review of the proposed project, contact Lezley Buford of the Major Environmental Analysis Section of the Planning Department at (415) 558-5973.

Any person may make one or more of the responses outlined below:

1) Review the Preliminary Negative Declaration as an informational item and take no action.

2) Within **30** calendar days following publication of the newspaper notice of preparation of the Preliminary Negative Declaration (i.e., by the close of business on Tuesday, August 8, 2000): Make recommendations for amending the text of the document. The text of the Preliminary Negative Declaration may be amended to clarify or correct statements and/or expanded to include additional relevant issues or cover issues in greater depth. One may recommend amending the text without the appeal described below. **-OR-**

3) Within **20** calendar days following publication of the newspaper notice of preparation of the Preliminary Negative Declaration (i.e., by the close of business on Friday, July 28, 2000): Appeal the determination of no significant effect on the environment to the City Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a check for $209.00 payable to the Planning Department. An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment.

In the absence of an appeal, the Negative Declaration shall be made final, subject to necessary modifications, after **30** days from the date of publication of the Preliminary Negative Declaration.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

To Interested Parties Regarding the Attached Preliminary Negative Declaration:

A Preliminary Negative Declaration (PND) is being sent to you because you own property adjacent to the site, or because you have expressed an interest in the proposed project or the project area. Notice of publication of this document was printed in a newspaper of general circulation on the day that this was mailed to you.

Prior to consideration of the proposed project by decision makers (which may result in either approval or disapproval), the Department of City Planning is required to complete an environmental evaluation. In conformance with this requirement, the Department's Major Environmental Analysis Division has evaluated the current proposal and has determined that it could not **significantly** affect the environment. A Preliminary Negative Declaration containing this determination with supporting reasons is enclosed.

Any person may make one or more of the responses outlined below:

1) Review the attached materials for informational purposes.

2) Within **30** calendar days following publication of the newspaper notice of preparation of the Preliminary Negative Declaration: Make recommendations for amendment of the text. (Text may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done without the appeal described below). **-OR-**

3) Within **20** calendar days following publication of the newspaper notice of preparation of the Preliminary Negative Declaration: Appeal the determination of no significant effect in a letter which specifies the grounds for such appeal and requests that an environmental impact report (EIR) be prepared. Send the appeal letter to the Department of City Planning, Attention: Hillary Gitelman, 1660 Mission Street, San Francisco CA, 94103. **The letter must be accompanied by a check in the amount of $209.00 payable to the Department of City Planning, and must be received by 5pm on the 30th day following the date of the publication indicated on the first page of the Preliminary Negative Declaration.** The appeal letter and check may also be presented in person at the Planning Information Counter on the first floor at 1660 Mission Street, San Francisco.

An appeal requires the Planning Commission to determine whether or not an EIR must be prepared, based upon whether or not the project could have a substantial adverse effect on the physical environment. If an appeal is filed, there will be a public hearing at which anyone may testify for or against the contention that an EIR is required. In the absence of an appeal, the Negative Declaration shall be made final, subject to necessary modifications, at the end of the 30 day review period noted in item (2) above.

Please note that preparation or finalization of a Negative Declaration does not indicate a decision by the City to approve or to disapprove the proposed project. However, prior to making any such decision, the decision makers must review and consider the information contained in the Negative Declaration.

If you have any questions concerning the attached materials or this process, please contact the planner identified as the "Agency Contact Person" on the PND cover page.

REV 7/98

PRELIMINARY NEGATIVE DECLARATION

Date of Publication of Preliminary Negative Declaration: July 8, 2000

Lead Agency: City and County of San Francisco, Planning Department
1660 Mission Street, 5th Floor, San Francisco, CA 94103

Agency Contact Person: Lezley Buford **Telephone:** (415) 558-5973

Prepared for the City and County of San Francisco by: Environmental Science Associates

Project Title: 2000.118E: Harding Park Golf Course Renovations

Project Sponsor: Arnold Palmer Golf Mgmt. LLC
Contact Person: William H. Hunscher Jr.
(415) 561-4650

Project Address: Skyline Boulevard at Harding Road
Assessor's Block and Lot: Block 7283
City and County: San Francisco

Project Description: The proposed project would involve upgrading and minor changes in the layout of Harding Park Golf Course, an 18-hole course located at Lake Merced in southwestern San Francisco. The existing nine-hole Fleming Course would not be substantially altered, but would receive new grasses, and both courses would be closed for the approximately 14-month construction period. The proposed project would include: removal of all existing grasses, replanting of tees, fairways, greens, and roughs with new grasses; realignment of the 13th fairway and green and relocation of the 18th green; and minor repositioning of several other greens and tees. Excavation and shaping of the ground surface would be required, generally to a depth of one foot or less. All existing buildings, including the clubhouse and pro shop, restaurant, cart barn, and maintenance building (totaling about 17,500 sq. ft. of floor area), would be demolished and replaced with new structures that would have approximately 30,000 sq. ft. of floor area. New structures include a combined and larger restaurant and clubhouse, and banquet facilities for group events. The project as proposed would include construction of a driving range at a new location, double-decked and with lighting to allow nighttime use; the existing driving range would be upgraded to accommodate a new program to San Francisco, the First Tee youth golf program. An alternative site design calls for expanding the existing diving range to two levels. Artificial turf would be used on the driving ranges. New irrigation systems would be installed on both the Harding and Fleming courses. Existing parking lots would be demolished and replaced at generally the same location as the main lot; about 50 parking spaces would be added. About 120 mature trees – mostly eucalyptus, cypress, and pine – would be removed as part of the project; additional trees may be removed as part of a city plan to replace existing trees that are nearing the end of their life span. No wetlands would be affected by project-related construction. Finally, as part of the project, Arnold Palmer Golf Management would operate both courses and all facilities at Harding Park on behalf of the San Francisco Recreation and Park Commission, including administrating all PGA Tournament events, the first of which is scheduled for the Fall of 2002; city staff will continue to maintain the grounds at the park. The project site is in a P (Public) Use District and an OS (Open Space) Height and Bulk District, and is within the Local Coastal Zone permit area.

Building Permit Application Number, if Applicable: N/A

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative Declaration), and the following reasons, as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

Mitigation measures, if any, included in this project to avoid potentially significant effects: See pages 42-47.

Deadline for Filing an Appeal to the City Planning Commission of this Determination that an EIR is not required is July 28, 2000. An appeal requires: 1) a letter specifying the grounds for appeal, and 2) a $209.00 filing fee.

cc: Lezley Buford
Lisa Fernandez (cover page only)
Distribution List
Bulletin Board
Master Decision File
Project Sponsor

HARDING PARK GOLF COURSE RENOVATIONS
INITIAL STUDY
2000.118E

I. PROJECT DESCRIPTION

PROJECT COMPONENTS

The proposed project would renovate and upgrade the two existing golf courses at Harding Park, a triangular area of land that extends into Lake Merced, in the southwestern corner of San Francisco (see Figure 1). The project would remove and replace the existing grasses that cover the tees, fairways, greens, and roughs[1] of both courses, the 18-hole Harding course and the 9-hole Fleming course. The project would also demolish all existing buildings and construct replacement structures; build a new driving range[2], with lighting for nighttime use, and upgrade the existing driving range; install new irrigation equipment in both courses; and demolish and replace the existing parking lots, generally in the same location as the existing main lot. The project would increase the number of on-site parking spaces by about 50, and would include lighting in the new parking lot. At the Harding course, the project would realign the 13th fairway and green; relocate the 18th green; and re-grade and shape portions of other holes to modify the existing course topography, add or relocate bunkers (sand traps), tees, and greens, improve course playability and drainage, and develop spectator mounds. The alignment of the existing nine-hole Fleming course would remain the same as at present, although this course would also be improved with new grasses and minor ground reshaping. No work is planned for areas designated as wetlands. Both courses would be closed for the duration of the approximately 14-month construction period. Following the completion of renovations, both courses, along with the clubhouse and other facilities, would be operated by Arnold Palmer Golf Management, under a lease agreement with the San Francisco Recreation and Park Commission. City staff will continue to maintain the grounds at the park, including golf course grounds. Both courses would remain in public ownership, and fees would continue to be governed by the Recreation and Park Commission.[3]

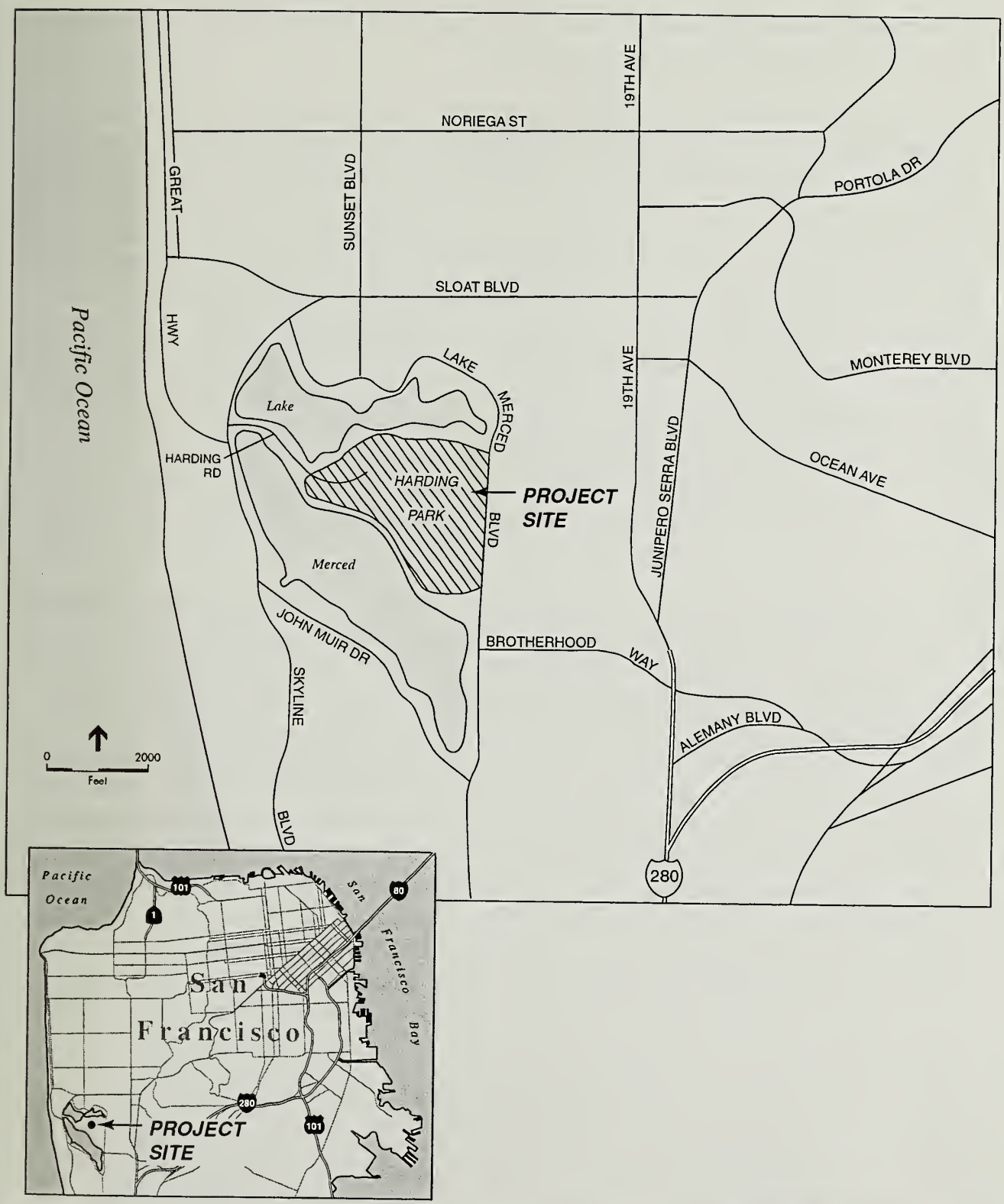
Under an agreement with the Professional Golfers' Association (PGA) Tour, the PGA Tour Championship tournament would be played at Harding Park every three years, beginning in Fall 2002.

---

1 The **tee** is the place from which a golfer begins play at a hole (many holes have more than one tee for players of different skill levels); a tee is also the small stand on which the golf ball rests while being hit during the golfer's first swing ("tee shot") at any hole. The **green** is the closely cut grass that surrounds the hole. The **fairway** is the long expanse of grass between the tee and the green. The **rough** is the taller grass on either side of the fairway.

2 An alternative proposal, designated as Option B in Figure 3, would not involve building a new driving range, but would instead expand the existing driving range by adding a second deck and nighttime lighting.

3 Although an issue of public concern, the establishment of fees for use of Harding Park is not an environmental issue, and therefore is not discussed at length in this document. At present, the proposal is to maintain fees for San Francisco residents at a lower level than non-resident fees, and to grant residents approximately two-thirds of the tee times, consistent with historic usage.



SOURCE: Environmental Science Associates

Harding Park Municipal Golf Course / 200048 ■

Figure 1
Project Location

Both the Harding and Fleming courses would be closed to public play during the week of the tournament (see "Operations During PGA Tour Championship," p. 11).

The improvements at Harding Park would focus on renovating and upgrading the existing Harding course, including replanting of all grasses, and replacement of the existing buildings. For the most part, grading would be limited to minor alterations of the existing topography, and would be generally to a depth of about one foot. Each of the greens would be rebuilt consistent with U.S. Golf Association recommendations, and the size and shape of the greens would be adjusted to improve course playability and wear tolerance. About half of the greens would be moved, although in each case, except two, the greens would remain within the existing corridors of their respective holes (see discussion of holes 13 and 18 in the following paragraph). At several holes, additional tees would be constructed, and all existing tees would be rebuilt. Where new tees are added, existing tees would generally remain at their current locations to allow for play generally as under current conditions. Most new tees would be relatively near the existing tees; the primary exception would be at the 18th hole, where a new tee to be used solely during the PGA Tour Championship tournament would be constructed to the northwest of the existing tee, within the existing auxiliary parking lot, so that a tee shot from number 18 would have to travel over an arm of Lake Merced to reach the 18th fairway. New bunkers (sand traps) would also be added at several holes.

The only substantial amount of grading would occur at holes 10 and 13. At number 10, which is along the northern side of the course, grading would occur between the tee and the first landing area[4] and between the first and second landing areas; in each case, soil would be removed to provide better sight lines for golfers. Cuts up to about 3.5 feet in depth would occur over this area of about 2 acres. The green would remain within the existing 10th hole corridor, but would be moved to the left (north), accentuating the leftward orientation of the hole and allowing for separation between the 10th green and 11th tees, where a mound would be created to allow spectators to observe during tournament play. Other such spectator mounds would be created between holes 12 and 13 and near the 9th green. At number 13, the green would be moved about 300 feet to the left (east), outside the existing course layout; the latter part of the fairway would also shift to the left. The new green location would be closer to Lake Merced Boulevard and within an existing stand of trees, about 20 of which would be removed. This change would create an opening between the 13th and 14th holes and the 4th tee, where a small concession stand would be constructed, providing refreshments and rest rooms. Also at the 13th hole, grading to remove soil along the right side of the hole would create better sight lines for golfers. Grading would occur over an area of about 4 acres, with excavation to a depth of about 1.5 feet. At the 18th hole, the green would be relocated to the site of the existing putting greens, which would be moved to the location of the existing clubhouse; however, no substantial amount of grading would be required for these changes. Limited grading, or "shaping," typically to a depth of approximately one foot, would occur at the other holes, to improve course playability and drainage. The project sponsor anticipates that all soil removed during grading would be reused elsewhere on the course and, therefore, no off-hauling of soil would be

[4] The **landing area** is the location on the fairway where a tee shot or follow-on second from the fairway is supposed to land.

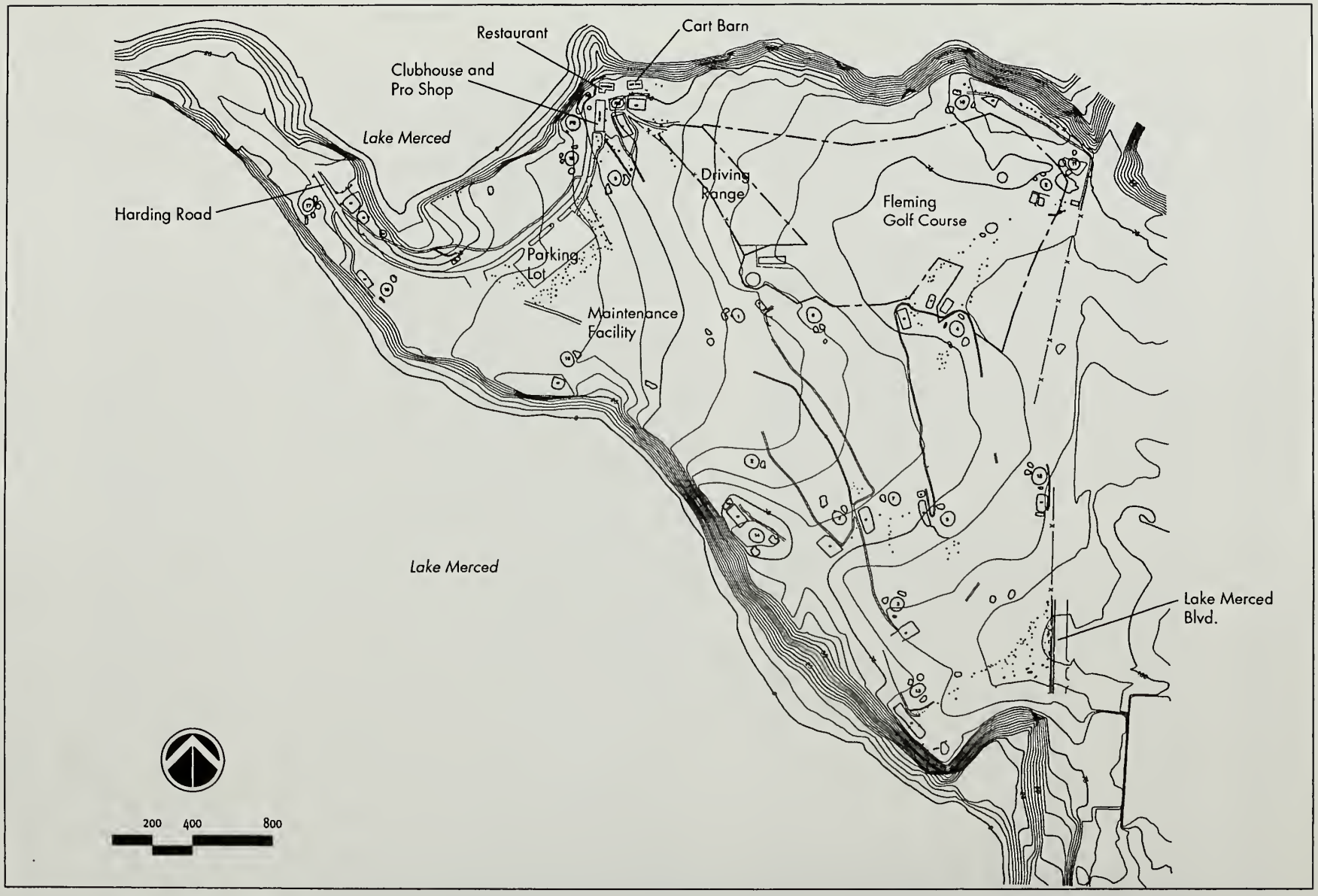
required. The project would require importation by truck of soil for rebuilding the greens and of sand to create new bunkers.

On the nine-hole Fleming course, all tees and greens would be rebuilt, as at the Harding course, but there would be no other substantial earthmoving, although there might be some reshaping and new grasses would be installed. However, the alignment of the Fleming course would remain as it is at present.

The proposed project would include removal of all existing grasses on the Harding and Fleming course tees, fairways, greens, and roughs, using the non-selective herbicide glyphosate ("Roundup"). The herbicide application would require that the project sponsor obtain an exemption from the City's regulations that limit the application of herbicides and pesticides on City property (see discussion under Sections III.B.10, Water, p. 33, and III.B.12, Hazards, p. 36), and would be carried out in accordance with applicable City, state, and federal regulations. Following grading and installation of a new irrigation system, new grasses would be planted, including Creeping Bentgrass (greens), Perennial Ryegrass and Colonial Bentgrass (tees and fairways), and Kentucky Bluegrass, Fescue, and Perennial Ryegrass (roughs). Artificial turf would be installed at the driving ranges (see below). Figure 2 shows the existing site plan for Harding Park, and Figures 3 and 4 present a two options for the proposed layouts of the Harding 18-hole course.

The project (under Option A, Figure 3) would include construction of a new practice area (driving range), which would include lighting for nighttime use. The new driving range would be double-decked and would have up to 50 stalls from which golfers hit range balls. It would be located south of the existing Harding Park parking lot, between the 9th and 15th holes, in an area that is now partially occupied by the course maintenance facility, which would be relocated (see below). The existing 15-stall driving range would be upgraded and would serve as a practice site for The First Tee program sponsored by the PGA Tour, U.S. Golf Association, and other major golf and non-golf organizations that seek to develop both facilities and programs to make golf more accessible to youth, particularly minority and low-income youngsters. The project sponsor plans to install artificial turf at the new driving range (and possibly on the existing range) because of the difficulty in maintaining natural grass on a surface that is substantially shaded by surrounding mature trees and is subject to repeated passes with the ball retrieval cart. Under the alternative design (Option B in Figure 4), a new driving range would not be constructed and the existing driving range would be double-decked and lighting would be added. The expanded driving range under Option B would accommodate the general public and the First Tee program.

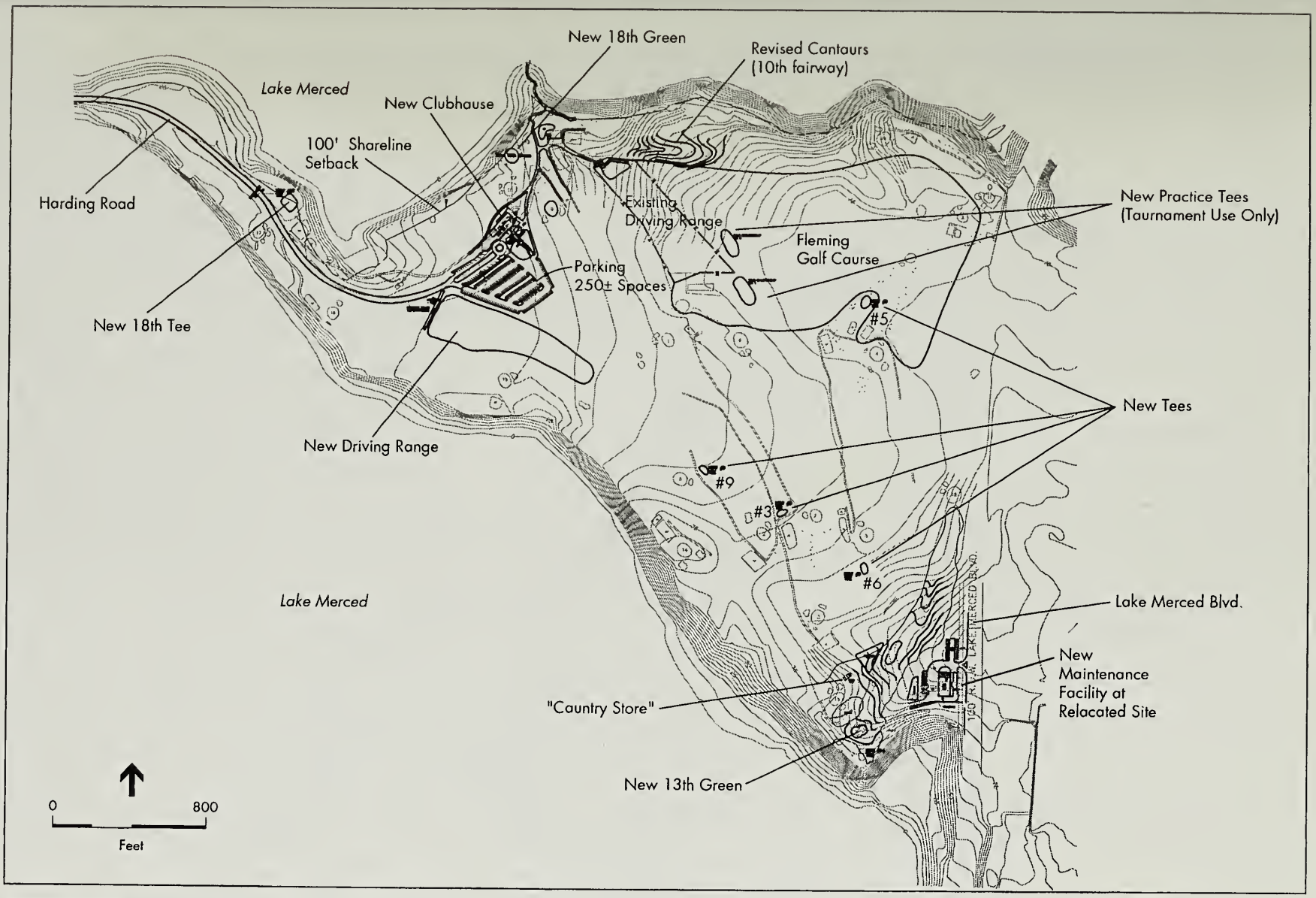
The project would include construction of two additional low-profile tees just outside the northern edge of the existing driving range and within the corridors of Fleming holes 7, 8, and 9. These tees would be used only by PGA Tour players during the Tour Championship tournament, one week every three years, as practice tees. Construction of the new tees would require removal of up to about 10 trees – mostly in the corridors of Fleming holes 6 and 7 – but would not alter the layout of the Fleming course.



SOURCE: Environmental Science Associates

Harding Park Municipal Golf Course / 200048 ■

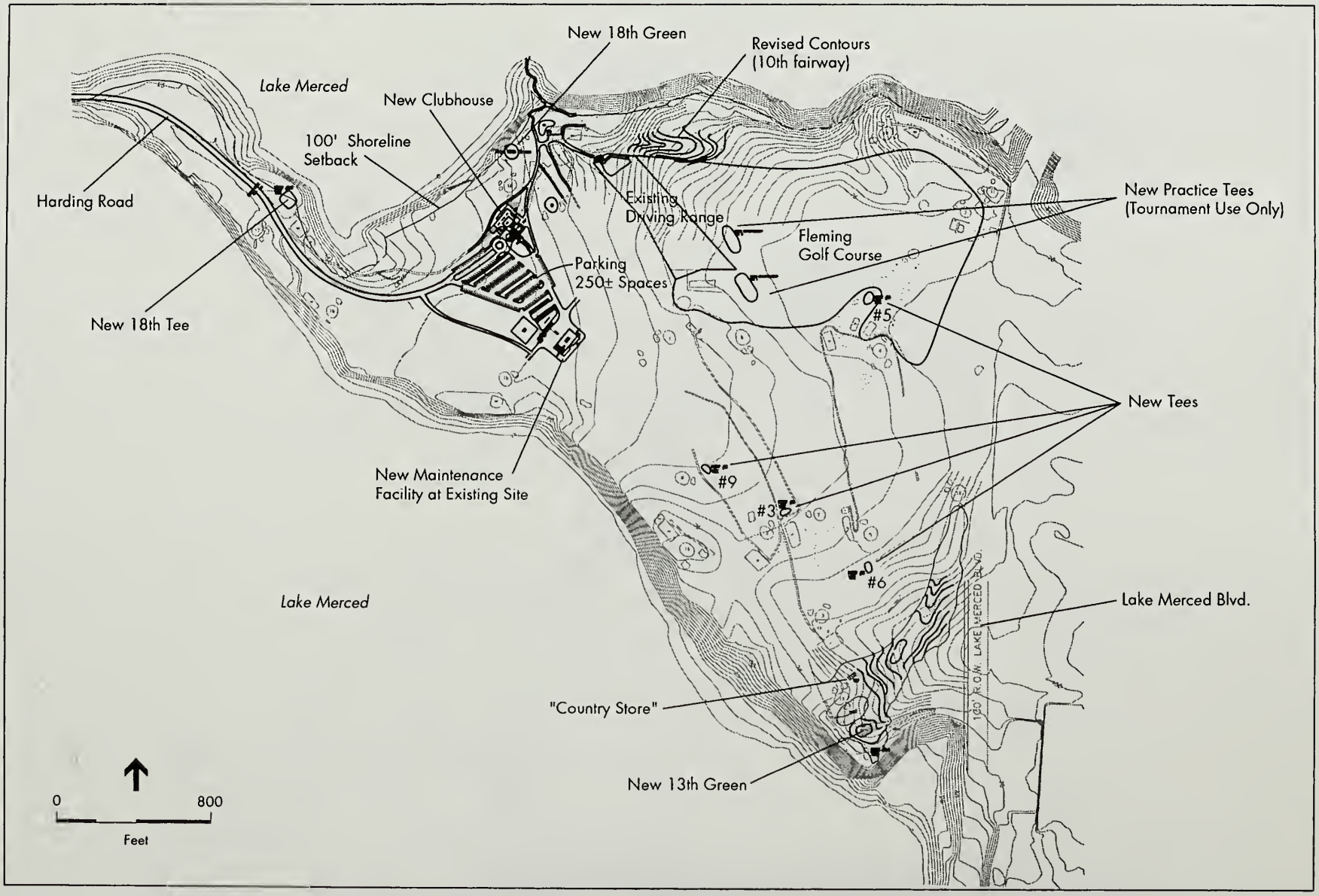
Figure 2
Existing Site Layout



SOURCE: Environmental Science Associates

Harding Park Municipal Golf Course / 200048 ■

Figure 3
Proposed Site Layout: Option A



SOURCE: Environmental Science Associates

Harding Park Municipal Golf Course / 200048 ■

Figure 4
Proposed Site Layout: Option B

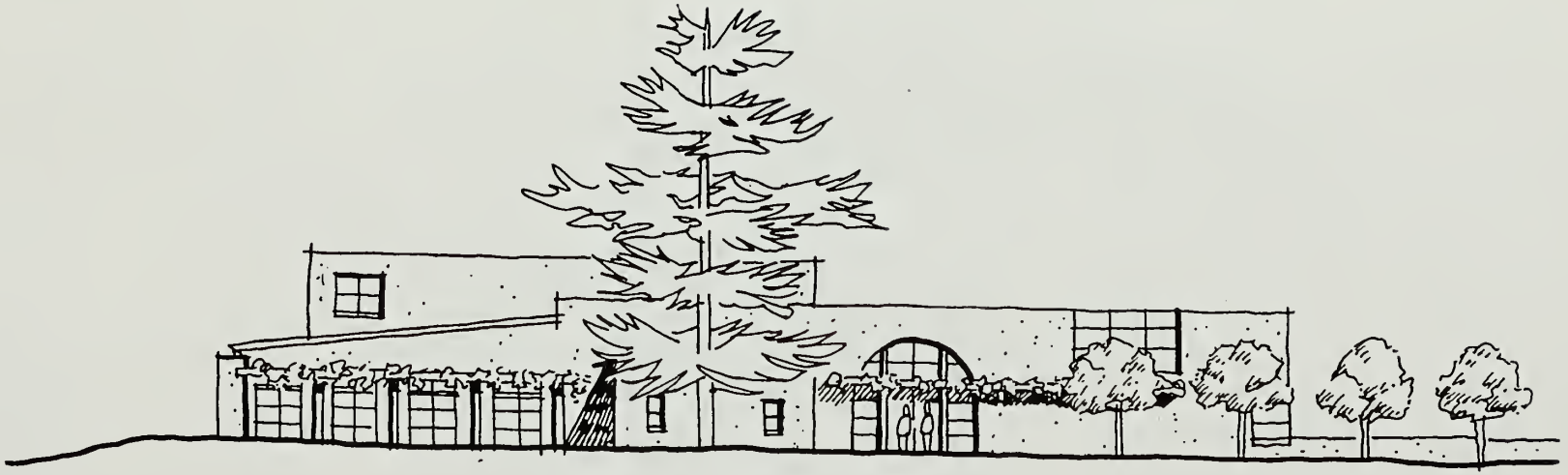
As part of the project, all existing buildings at Harding Park, including the clubhouse and pro shop, restaurant, golf cart barn, and maintenance building (totaling about 17,500 square feet of floor area), would be demolished and replaced with new structures that would total approximately 30,000 square feet of floor area. The new clubhouse would include a restaurant and banquet facilities, pro shop, and golf cart storage. Currently, banquet facilities are not available at Harding Park. The clubhouse would be a single-story building with basement, and would contain about 20,000 square feet of floor area, or about twice the floor area of the existing clubhouse and restaurant combined. The basement, which would accommodate golf cart storage, would be partially below the existing grade. Excavation would be required to a maximum depth of approximately 10 feet beneath the clubhouse site, with about 5,000 cubic yards of soil to be removed and placed elsewhere at Harding Park. Also included in the project are a small structure to house offices for The First Tee and the Fleming course starter, a small "Country Store" concession stand, and a new maintenance facility. The new building housing the clubhouse, pro shop, and cart barn would be located between the 9th and 18th greens. Figure 5 depicts elevations of the principal proposed new clubhouse building.

The "Country Store," which would provide snacks, refreshments, and restrooms, would be located between holes 3, 4, 13, and 14, at the southeast corner of the Harding course. The new maintenance facility would also be located at the southeast part of Harding Park, in an area between the 13th hole and Lake Merced Boulevard. This facility would include a new approximately 7,000-square-foot maintenance building, an equipment storage building, soil storage bins, and an employee parking lot, and would be located primarily within a clearing amidst the existing trees. About 22 trees would be removed for development of the new maintenance facility. Vehicular access to the maintenance facility would be via an existing, but currently unused, curb cut on Lake Merced Boulevard between Font Boulevard and Brotherhood Way, rather than via Harding Road, as is the case for the current maintenance facility. (Under the alternative design, the maintenance facility would be constructed at its existing location, just east of the existing parking lot.)

As noted previously, the irrigation systems for both the Harding course and the Fleming course would be replaced as part of the project. Water for irrigation, which currently comes from the City's Hetch Hetchy system, would continue to do so under the project (see Section III.B.10, Water, p. 33). Portions of the existing network of golf cart paths on the Harding course could be eliminated or relocated as part of the project, although cart access would remain available, and new cart paths would be constructed.

With the exception of the new access to the maintenance facility from Lake Merced Boulevard, vehicle access to Harding Park would remain as it is today, via Harding Road from Skyline Boulevard. Existing parking lots would be demolished and replaced as part of the project. Currently approximately 160 marked parking spaces and about 40 additional informal, unmarked spaces are used regularly. The proposed project includes a total of about 250 parking spaces.

A total of approximately 120 mature trees – mostly Monterey pine, Monterey cypress, and eucalyptus – would be removed as part of the project. Separately from this project, numerous additional trees are planned for removal and replacement as part of a Recreation and Park Department plan to replace



Harding Park 'Clubhouse' - South Elevation

Harding Park 'Clubhouse' - West Elevation

SOURCE: Environmental Science Associates

Figure 5
Proposed Clubhouse Elevations

existing trees that are nearing the end of their life span and/or are suffering from pine pitch canker (see Section III.B.8, Biology, p. 26). (Of the trees proposed for removal to accommodate the project, about one-fourth to one-half would be removed for the reforestation plan, with or without the golf course renovation project.[5])

The proposed project would not allow the Harding Park golf courses to accommodate more rounds of golf, compared to existing conditions, as the number of rounds that can be played is largely a function of the number of courses and holes to be played. The two courses together have been operating at a total rate of approximately 150,000 rounds per year, of which about 500 rounds are played each weekend day (26,250 annual rounds per weekend day) and about 375 rounds are played each weekday (about 19,500 annual rounds per weekday). According to Palmer Golf, these figures are anticipated to remain the same. New facilities that would allow for increased ancillary activities at Harding Park include the larger restaurant, banquet facilities, a new driving range, and The First Tee youth golf program. Together, according to Palmer Golf, these facilities could increase the number of new visitors per year to Harding Park by approximately 55 percent, of which nearly half (about 100 visitors per day) would be attracted by the new driving range, which, unlike the existing range, would be open in the evening hours (see Section III.B.4, Transportation, p. 17, for a discussion of visitor projections).

OPERATIONS DURING PGA TOUR CHAMPIONSHIP

As noted previously, following the completion of the proposed renovations, the PGA Tour Championship professional golf tournament would be held at Harding Park, on the Harding course, once every three years, beginning in Fall 2002. The Tour Championship, which is the final tournament on the annual calendar of PGA Tour golf tournaments, involves the top 30 PGA Tour member golfers, in terms of prize money won during the year, and is typically played in late October or early November. The tournament runs from Thursday through Sunday (barring weather-related delays), with practice rounds occurring on Monday through Wednesday. During the tournament week, the project site would be off-limits to the public, and both the Harding and Fleming courses would be closed to public play. Temporary facilities would be constructed to serve the players, spectators, and media, including a grandstand along the right side of the 18th fairway, large tents for corporate sponsors and souvenir and refreshment sales, and a media compound. PGA Tournament players would also use a different tee on the 18th hole than used during normal operations, which would offer more challenging play for tournament players because they must hit the tee shot from number 18 over an arm of Lake Merced to reach the 18th fairway. The project sponsor has indicated it would assist local golfers in finding alternative tee times and locations during the one week every three years when the Harding and Fleming courses would be closed for tournament play.

Other than the closure of the two courses to non-tournament play, the primary operational change associated with the Tour Championship event would be the need to accommodate up to about

---

[5] Jaci Fong, Property Manager, San Francisco Recreation and Park Department, July 3, 2000.

25,000 spectators per day from Thursday through Sunday of the tournament week (the four days when the tournament is played). The PGA Tour estimates that parking for up to about 9,500 cars would be needed at one or more off-site locations during the tournament, with shuttle services providing transportation between the satellite parking lots and Harding Park. Among the locations being investigated for off-site parking are the parking lots at Candlestick (3Com) Park and at the Pacific Rod and Gun Club (on John Muir Road along the south side of Lake Merced), the parade ground in the Presidio, and the Cow Palace parking lot in Daly City. The project sponsor and the PGA Tour are also investigating the use of enhanced public transit and/or shuttle buses to Harding Park from various locations in San Francisco. Parking would be provided at Harding Park for disabled persons, as well as for television personnel, caddies, vendors, PGA Tour officials, and other "VIPs." Besides the approximately 250 parking spaces proposed as part of the project, it is anticipated that temporary on-site parking for 500 or more vehicles would be provided at or near Harding Park but outside areas identified as environmentally sensitive (see discussion of tournament parking on p. 20.)

During the tournament, the Fleming course and First Tee driving range would be used for support functions and tournament operations. For example, the driving range could serve as a staging area for television trucks and tournament equipment vans, and could be the site for a tent used as a temporary retail store for the sale of tournament merchandise, or other similar uses.

PROJECT SCHEDULE

Reconstruction of the Harding and Fleming courses would begin in September 2000 and would take approximately 14 months, with reopening of the two golf courses planned by November 2001. (The period of "heavy construction," involving tree removal, earthmoving and grading, would last approximately four months, from September through December 2000, which would be outside the breeding and nesting seasons for bird species that might otherwise be adversely affected (see Section III.B.8, Biology, p. 26.) Construction of the new buildings would be completed by early 2002. Construction cost is estimated at $11.3 million.

II. APPROVALS REQUIRED

The entire project would need the approval of the Recreation and Park Commission, and Art Commission approval would be required for the new structures, as they would be considered public buildings. Approval of the lease between Palmer Golf and the City would require Board of Supervisors' approval. The application of a non-selective herbicide to remove existing grasses would require that an exemption be granted by the Commission on the Environment from the regulations under the City Integrated Pest Management Policy, in accordance with Section 39.8 of the San Francisco Administrative Code. Because the project site is within the Coastal Zone, as defined by the state Coastal Act of 1976, the project is subject to the Local Coastal Program. The California Coastal Commission has delegated the determination of consistency with the Local Coastal Program to the City. Therefore, if the Zoning

Administrator determines that the project is subject to a Coastal Zone Permit Application,[6] the Planning Department would determine whether the project is consistent prior to issuance of a Coastal Zone Permit. The Zoning Administrator would also determine whether the permit may be appealed to the Coastal Commission, or may be appealed only to the city Board of Appeals (Planning Code Sec. 330.5.3).[7] Finally, the Zoning Administrator would determine whether the project would have a significant impact on the Coastal Zone, in which case the Coastal Zone Permit Application would be subject to a hearing before the Planning Commission (Planning Code Sec. 330.5.4).

Should the project involve changes in discharge of storm water to Lake Merced, the San Francisco Public Utilities Commission, as owner of the land on which Harding Park is located, would require that the project sponsor obtain any required approval(s) from the Regional Water Quality Control Board. The project would also require building and grading permits from the Department of Building Inspection. All changes to existing utilities and curb encroachment will require the approval of the Department of Public Works.

In addition to the above, the Planning Department or Planning Commission would determine whether the project is consistent with the San Francisco General Plan.

III. ENVIRONMENTAL EVALUATION CHECKLIST AND DISCUSSION

A. COMPATIBILITY WITH EXISTING ZONING AND PLANS	Discussed	Not Applicable
1) Discuss any variances, special authorizations, or changes proposed to the Planning Code or Zoning Map, if applicable.	X	
2) Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	X	X

The project site is within the Western Shoreline Plan, an area plan in the San Francisco General Plan, and is in a P (Public) Use District and an OS (Open Space) Height and Bulk District.

The Western Shoreline Plan is an area plan that was approved by the City Planning Commission and the Board of Supervisors and certified by the California Coastal Commission in April 1984. The Plan was produced as a result of the passage of the Coastal Act of 1976, which required the city to produce a Local Coastal Program guiding development in coastal zones. The policies of the Local Coastal Program are incorporated into the Western Shoreline Plan. The San Francisco Coastal Zone extends approximately

---

[6] Certain projects are exempt from the requirement for a Coastal Zone Permit, including, but not limited to, "Recreation and park tree trimming, reforestation and support services, landscaping improvements, vegetation removal and seasonal planting, replacement planting, maintenance, or other park landscaping and planting improvements, provided that this activity does not involve a change contrary to any policy of the Coastal Program" (Planning Code Sec. 330.3(g). Utility connections to existing service are also exempt (Sec. 330.3(f)).

[7] Permits for certain areas within the Coastal Zone, including the area within 100 feet of the wetlands boundary at the edge of Lake Merced, are automatically appealable to the Coastal Commission. The project does not propose any construction or other changes within this 100-foot band.

6 miles along the western shoreline from the Fort Funston cliff area in the south to the Point Lobos recreational area to the north, and includes all of Lake Merced and most of Harding Park. The Western Shoreline Plan consists of transportation policies for the entire Coastal Zone and specific policies related to 10 subareas, one of which is Lake Merced. The Western Shoreline Plan calls for improving public transit access to and along the coast, and preserving the recreational and natural habitat of Lake Merced.

The proposed Harding Park Golf Course Renovation appears to be in conformance with the policies of the Western Shoreline Plan. The applicable policies of the Western Shoreline Plan related to the Lake Merced subarea include:

Policy 1 – Preserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.

Policy 2 – Maintain a recreational pathway around the lake designed for multiple use.

Policy 3 – Allow only those activities in Lake Merced area which will not threaten the quality of the water as a standby reservoir for emergency use.

The San Francisco Planning Code implements the San Francisco General Plan, and governs permitted uses, densities and configuration of buildings within San Francisco. The Plan incorporates by reference the City Zoning Maps. Permits to construct new buildings or to alter or demolish existing ones may not be issued unless the proposed project conforms to the Planning Code or an exception is granted pursuant to provisions of the Code.

As a continuation of an existing recreational use, the proposed project would be a principal permitted use in the P District. The Planning Code prescribes no height limit in an OS district, in which height and bulk is determined in accordance with the objectives, principles, and policies of the General Plan.

Environmental plans and policies, like the Bay Area Air Quality Management District's *1997 Clean Air Plan*, directly address physical environmental issues and/or contain standards or targets that must be met in order to preserve or improve specific components of the City's physical environment. The proposed project would not obviously or substantially conflict with any such adopted environmental plan or policy.

In general, potential conflicts with the General Plan are considered by decision-makers (normally the Planning Commission) independently of the environmental review process, as part of the decision to approve, modify or disapprove a proposed project. Any potential conflict not identified here could be considered in that context, and would not alter the physical environmental effects of the proposed project.

On November 4, 1986, the voters of San Francisco passed Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the Planning Code to establish eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of

neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under the *California Environmental Quality Act* (CEQA), or adopting any zoning ordinance or development agreement, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. In conjunction with the Local Coastal Plan consistency determination, the Zoning Administrator or Planning Commission will determine whether the project is in conformance with the Priority Policies.

B. ENVIRONMENTAL EFFECTS

All items on the Initial Study Checklist have been checked "No," indicating that, upon evaluation, staff has determined that the proposed project could not have a significant adverse effect. Several checklist items have also been checked "Discussed," indicating that the text includes discussion of that particular issue. For all of the items checked "No" without discussion, the conclusions regarding potential adverse environmental effects are based on field observation, staff and consultant experience on similar projects, and/or standard reference material available within the Planning Department such as the Department's Transportation Guidelines for Environmental Review, or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Game. For each Checklist item, the evaluation has considered the impacts of the project both individually and cumulatively.

1) **Land Use**. Could the project:	Yes	No	Discussed
(a) Disrupt or divide the physical arrangement of an established community?	____	X	X
(b) Have any substantial impact upon the existing character of the vicinity?	____	X	X

As shown in Figure 1, the project site is located in southwestern San Francisco, on a triangular piece of land that is surrounded on two sides by Lake Merced. The site occupies most of Assessor's Block 7283, and is approximately 163 acres in area. Harding Park currently hosts an 18-hole course (the Harding course) built in 1925 and designed by William Watson. The course was redesigned by Jack Fleming in 1934. In addition, a separate 9-hole course (the Fleming course) is within the northern portion of Harding Park. The property is owned by the San Francisco Public Utilities Commission, which has historically granted the Recreation and Park Commission use of the land for recreational purposes.

The proposed project, continuation and moderate expansion of existing recreational uses, would not substantially change the intensity of existing land uses on the project site and would not alter the general land use pattern of the area. The project also would not disrupt or divide the neighborhood, since it would be achieved within the existing configuration of Harding Park. Thus, the project would not result in any significant effects related to land use.

2) **Visual Quality**. Could the project:	Yes	No	Discussed
(a) Have a substantial, demonstrable negative aesthetic effect?	___	X	X
(b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?	___	X	X
(c) Generate obtrusive light or glare substantially impacting other properties?	___	X	X

The proposed project would not result in a major visual change, since it would continue golf course operations that have existed at Harding Park for 75 years. Because the triangular piece of land that is the site of Harding Park is bordered on two of three sides by Lake Merced, and because existing stands of mature trees surround the entire site, demolition of existing buildings and construction of new buildings would result in relatively limited perceptible changes in views of the site from surrounding streets and neighborhoods. With new construction limited to single-story structures, the project would not block any public views.

The primary visual change associated with the project would be the introduction of night lighting on a new practice driving range. The new driving range would be located east of the existing Harding Park parking lot, between the 9th and 15th holes. The lights would be suspended from 5 poles, each 50 feet tall, arranged in a 400 foot line. Figure 2, p. 6, shows the location of the driving range and its orientation in the park. The total power consumption by the lights would be 48 kilowatts (kW). The project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Thus, the project would not produce reflected light or glare to either side of the driving range. Glare can cause discomfort or impairment of vision, if upon viewing, the light source image is excessively bright in relation to the general surroundings. The nearest offsite location that would have direct view of the light emitted from the luminaries would be a residential area along Lake Merced Boulevard near Sunset Boulevard, which is about one-third of a mile away. Direct view of the lights from this distance would not cause discomfort or glare.

Another form of night light that can be of concern for night sports lighting is spill light, which is the light that falls outside the boundaries of the property and illuminates the offsite area. Illumination of the driving range area was calculated based on the power consumption of the bulbs and the orientation of the light poles. The maximum illumination on the driving range, approximately 20 feet away from the light poles, is estimated to be about 35 foot-candles, and the illumination about 200 yards downrange is estimated to be 9 foot-candles.[8] At offsite locations about one-third of a mile away, the illumination is estimated to drop-off to less than 2 foot-candles. The offsite illumination is less than typical night-time street lighting, which is about 3 foot-candles. Consequently the illumination impacts would not be significant. In addition to the lighted driving range, the new parking lot would include lighting, with

[8] By comparison, lighting of a sports stadium is typically on the order of about 300 foot-candles. while typical office interior lighting is on the order of 50 to 75 foot-candles and interior residential lighting is 7 to 10 foot-candles (*San Francisco Giants Ballpark FEIR*, Case No. 96.176E, certified June 27, 1997; p. IV.34).

down-facing light fixtures mounted on poles approximately 20 feet tall. These lights would mostly be obscured from off-site areas by the trees surrounding the parking lot and the golf courses. Thus, the project would not produce glare affecting other properties. Therefore, the project would not result in significant impacts related to visual quality and urban design.

3) **Population**. Could the project:	Yes	No	Discussed
(a) Induce substantial growth or concentration of population?	____	X	X
(b) Displace a large number of people (involving either housing or employment)?	____	X	X
(c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	____	X	X

The project would continue the existing golf course operations at Harding Park. Although the courses would be operated by the project sponsor, Palmer Golf, city employees would continue to perform course maintenance and related activities. The project would result in a small increase in employment owing to the new and expanded support facilities, such as a larger restaurant and banquet facilities that are proposed. The project sponsor estimates employment increase at approximately 42 new positions. Of these, approximately 2 positions would be new city employees in the golf maintenance division, and 40 would be new employees of Arnold Palmer Golf Management. This increase would not be substantial in terms of overall citywide employment or housing demand. The proposed project, therefore, would not result in significant effects related to population and housing.

4) **Transportation / Circulation**. Could the project:	Yes	No	Discussed
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	____	X	X
(b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	____	X	____
(c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	____	X	X
(d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	____	X	X

As stated in the Project Description, the proposed project would not result in more rounds of golf at the Harding Park courses, compared to existing conditions. The two courses together have been operating at a total rate of approximately 150,000 rounds per year, of which about 500 rounds are played each weekend day (26,250 annual rounds per weekend day) and about 375 rounds are played each weekday (about 19,500 annual rounds per weekday). According to Palmer Golf, these figures are anticipated to

remain the same. New facilities that would allow for increased ancillary activities at Harding Park include the larger restaurant, banquet facilities (to be used for group luncheons and dinners, as well as gatherings such as weddings), a new driving range, and The First Tee youth golf program. Together, according to Palmer Golf, the course renovation and construction of new facilities at Harding Park would result in an approximately 55 percent increase in the number of annual visitors to Harding Park (from about 169,000 to about 262,000), of which nearly half the increase would be attracted by the new driving range, which, unlike the existing range, would be open in the evening hours. Another third of the increase would be First Tee participants. On a daily basis, the increase in the number of visitors could range from about 22 percent, for a weekday during the school year when no banquet activity occurs, to about 60 percent for a summer weekday with no banquet activity, to about 100 percent on summer weekdays with the banquet facility accommodating a maximum of about 200 persons. Table 1 summarizes net new person trips as projected by the project sponsor, and the resulting anticipated traffic volumes, for such a peak summer weekday.

TRAFFIC

As indicated in Table 1, on peak-activity weekdays, the project would generate a maximum of approximately 585 net new daily vehicle trips, of which up to about 85 vehicle trips would occur in the p.m. peak hour (one hour between 4:00 p.m. and 6:00 p.m.). These totals would only be reached during the summer months, when the First Tee youth golf program would be operating at capacity. At other times of the year, there could be half as many net new daily vehicle trips because the First Tee program would operate with fewer daily participants; peak-hour traffic could decrease by as much as 20 to 40 percent from the 85 vehicle trips noted above. Observation indicates that existing p.m. peak-hour traffic operations are satisfactory at five nearby intersections (Skyline Boulevard / Harding Road, Skyline Boulevard / John Muir Drive, Skyline Boulevard / Great Highway, Skyline Boulevard / Lake Merced Boulevard, and John Muir Drive / Lake Merced Boulevard). The number of additional vehicle trips generated by the proposed project would not be anticipated to adversely affect these nearby intersections to a degree that operations would become unsatisfactory.

Vehicular access to the proposed new maintenance facility, at the southeast part of Harding Park, would be via an existing, but currently unused, curb cut on Lake Merced Boulevard between Font Boulevard and Brotherhood Way, rather than via Harding Road, as is the case for the current maintenance facility. Traffic to and from the maintenance facility would be limited to employee vehicles and occasional deliveries; course maintenance vehicles would travel from the new maintenance facility to the Harding and Fleming courses via an internal service road and on the courses themselves. The limited volume of traffic to and from Lake Merced Boulevard and the new maintenance facility would not be expected to result in adverse effects on Lake Merced Boulevard. Furthermore, separately from the proposed project, the Department of Parking and Traffic is planning in 2001 to install a new traffic signal at Lake Merced Boulevard and Higuera Avenue, about 50 feet south of the proposed maintenance facility access road. This new signal would help provide gaps in Lake Merced Boulevard traffic and facilitate access to and egress from the maintenance facility.

TABLE 1
NET NEW TRIPS GENERATED BY THE PROJECT

Facility	Annual Visitors[1]	Peak Weekday Visitors	Peak Weekday Person Trips	Peak Weekday Vehicle Trips	P.M. Peak Hour Person Trips	P.M. Peak Hour Vehicle Trips
Driving Range[2]	37,400	95	190	90	62	30
First Tee Program[3]	30,000	160	320	305	80	40
Restaurant[4]	3,650	0	0	0	0	0
Banquet Facility[5]	21,000	200	400	190	40	15
TOTAL	92,050	455	910	585	182	85

NOTES:

[1] Annual visitors estimated by Palmer Golf and The First Tee program.

[2] Under Option A, with construction of new driving range. Assumes 65 percent of driving range usage would be Monday through Friday, one-third of daily users would arrive or depart in p.m. peak hour, and average vehicle occupancy would be 2.1 persons.

[3] Peak weekday usage would be during summer months, when approximately 160 participants would visit Harding Park daily. Calculation assumes: First Tee visitors would generate one vehicle round trip for both drop off and pick up, because First Tee youth would not drive; 10 percent of drivers would park and wait for participants; up to 80 First Tee players (two sessions of 40 each) would arrive or depart during p.m. peak hour; and average vehicle occupancy would be 2 First Tee players.

[4] Full-capacity banquet configuration would occupy restaurant, so no additional restaurant trips would occur.

[5] Assumes maximum-capacity event attracting 200 non-golfing patrons at banquet facility. Because events would typically be scheduled around lunch or dinner, 10 percent of these patrons are assumed to arrive or depart in p.m. peak hour, and average vehicle occupancy would be 2.1 persons.

Auto occupancy of 2.1 persons is based on Superdistrict 4 (southwestern San Francisco) auto occupancy for non-retail visitor trips, from Planning Department *Interim Transportation Impact Analysis Guidelines*, January 2000.

SOURCE: Arnold Palmer Golf Management, The First Tee, Environmental Science Associates

In light of the above, traffic impacts would not be significant. Transit ridership and pedestrian and bicycle trips could increase incrementally, but the above calculations assume that all net new trips would be made in vehicles. Therefore, the project would not be anticipated to result in significant effects related to transit, pedestrian activity, or bicycles.

PARKING

There are currently 160 designated and 40 informal parking spaces at Harding Park. All existing parking lots would be removed and replaced with a new lighted parking lot, which would have a total of 250 designated spaces, an increase of 50 parking spaces over the present number.

Excluding the banquet facility, the project would generate additional parking demand for approximately 35 spaces.[9] This demand would be accommodated by the proposed 50 additional parking spaces. When in use, the banquet facility would generate the greatest new parking demand, for up to about 120 spaces. However, Palmer Golf would provide for valet parking as part of the operations of the banquet facility, so that additional parking supply would be available and adequate to meet demand in case of large events. Furthermore, the additional parking demand generated by the various project components likely would not occur at the same time; that is, First Tee parents might need maximum parking in the morning and driving range visitors might need maximum parking in the afternoon, while banquet facility parking would peak around the lunch hour or in the evening. Therefore, with an additional 50 spaces to the present 200 spaces, the proposed project would not result in any significant effects on parking.

The project would have a Planning Code requirement of approximately 36 new parking spaces,[10] which would be met by the approximately 50 new parking spaces proposed.

Tournament Parking and Traffic

As noted in the project description, during the PGA Tour Championship golf tournament, to be held at Harding Park once every three years, additional temporary parking would be required. The PGA Tour estimates that approximately 500 additional parking spaces would be required at or near Harding Park during the tournament week, with the maximum requirement occurring during the tournament itself, Thursday through Sunday of the tournament week. It is likely that this entire demand for temporary on-site parking could be met by using the new driving range for parking during the tournament. As described in the project description, the new driving range would be covered with artificial turf, and thus could be used for temporary parking without adverse effect on either the facility itself or surrounding planted areas. The new driving range would be immediately adjacent to the new parking lot, and would occupy about 4 acres, which would accommodate more than 700 cars if parked using valet service. As noted in the project description, spectator parking would be provided at one or more off-site locations during the tournament, with shuttle services providing transportation between the satellite parking lots and Harding Park. Among the locations being investigated for off-site parking are the parking lots at Candlestick (3Com) Park and at the Pacific Rod and Gun Club (on John Muir Road along the south side of Lake Merced), the parade ground in the Presidio, and the Cow Palace parking lot in Daly City. The project sponsor and the PGA Tour are also investigating the use of enhanced public transit and/or shuttle buses to Harding Park from various locations in San Francisco.

During the tournament, the project site would generate additional traffic beyond that identified above. Because this condition would occur for only one week every three years, it would not be considered a significant effect. The project sponsor and the PGA Tour would meet with staff of the Police

---

[9] Assumes new driving range is fully occupied and 10 percent of First Tee parents park and remain.

[10] Assumes driving range requirement is calculated similar to that for an auditorium (one space per eight seats, or driving range stalls in this case), for a requirement of 6 spaces for the 50 stalls proposed. Banquet/dining facility, including kitchen, totals approximately 6,250 square feet (approximately 5,600 square feet of occupied floor area), with parking requirement of one space per 200 sq. ft. osf, for a requirement of 28 spaces. No additional requirement is assumed for other activities.

Department and Department of Parking and Traffic to develop a traffic and parking plan for tournament operations.

5) **Noise.** Could the project:	Yes	No	Discussed
(a) Increase substantially the ambient noise levels for adjoining areas?	___	X	X
(b) Violate Title 24 Noise Insulation Standards, if applicable?	___	X	X
(c) Be substantially impacted by existing noise levels?	___	X	X

Ambient noise levels in the vicinity of the project are dominated by vehicular traffic on the streets surrounding Harding Park, several of which are multi-lane roadways (e.g., Skyline Boulevard, Great Highway, and Lake Merced Boulevard). Within Harding Park itself, distance from the roadways tends to reduce noise levels.

Traffic Noise

Generally, traffic must double in volume to produce a noticeable increase in noise levels. The project would not result in a doubling of traffic volumes on any nearby streets.[11] Traffic noise, therefore, would not be significant.

Operational Noise

The proposed project would continue existing golf course operations and related activities (restaurant, pro shop, etc.) at Harding Park that have been ongoing for many years. Although there would be additional facilities, compared to current conditions (e.g., banquet facilities, nighttime use of driving range, etc.), by nature golfing and related activities are generally quieter than many outdoor recreational activities; and support operations such as the banquet facilities would occur within structures that would generate relatively little building noise (caused by heating and cooling systems, restaurant fans, etc.). Furthermore, the relative isolation of Harding Park from surrounding land uses, as a result of Lake Merced and roadway and trees surrounding the site, would tend to buffer project site noise at nearby receptors. During the PGA Tour Championship tournament, there would be additional noises sources such as loudspeakers that typically announce the players on the course. However, these activities would occur during the day, and would occur for only one week every three years. Therefore, operational noise would not be significant.

[11] Traffic volumes would be greater than under normal circumstances during the four days every three years when the PGA Tour Championship golf tournament would take place at Harding Park. However, this condition would be temporary and would occur so rarely that it would not constitute a significant impact.

Construction Noise

Demolition, grading, and building construction would temporarily increase noise in the site vicinity. Noise levels at receptors near the project site would depend on their distance from the source; in general, this distance would be substantially greater than with other projects in San Francisco, where construction noise often occurs immediately adjacent to other land uses. The entire construction period, including demolition and grading, is anticipated to last approximately 14 months. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, and distance between noise source and listener; however, impacts would be temporary and intermittent. Construction noise would be regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (jackhammers, pile drivers, impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Assuming compliance with the Noise Ordinance, construction noise would not constitute a significant, adverse impact.

6) **Air Quality/Climate.** Could the project:	Yes	No	Discussed
(a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	___	X	X
(b) Expose sensitive receptors to substantial pollutant concentrations?	___	X	X
(c) Permeate its vicinity with objectionable odors?	___	X	___
(d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	___	X	X

Construction Emissions

Demolition, grading and other ground-disturbing construction activities would temporarily affect local air quality for up to approximately five months, causing a temporary increase in particulate dust and other pollutants. Heavy equipment could create fugitive dust and emit nitrogen oxides, carbon monoxide, sulfur dioxide, reactive organic gases, or hydrocarbons, and particulate matter with a diameter of less than 10 microns as a result of diesel fuel combustion.

Dust emission during demolition and excavation would increase particulate concentrations near the site. Dustfall can be expected at times on surfaces within 200 to 800 feet. In general, therefore, the distance between Harding Park and surrounding land uses would ensure that emissions from construction activities would not result in any significant impacts. Nevertheless, when winds exceed 12 miles per hour, localized effects including human discomfort from blowing dust might occur downwind.

Construction dust is composed primarily of comparatively large particles that settle out of the atmosphere more rapidly with increasing distance from the source and are easily filtered by human breathing passages. About one-third of the dust generated by construction activities consists of smaller size particles in the range that can be inhaled by humans (*i.e.,* particles 10 microns or smaller in diameter, known as PM_{10}), although those particles are generally inert. Though more of a nuisance than a hazard for most people, this dust could affect persons with respiratory diseases immediately downwind of the site.

The Bay Area Air Quality Management District (BAAQMD), in its CEQA Guidelines, has identified a set of feasible PM_{10} control measures for construction activities. Per these guidelines, the project sponsor would require the contractor to wet down the construction site twice a day during construction, which would: be expected to reduce particulates by about 50 percent; require covering soil, sand and other material; and require street sweeping around demolition and construction sites at least once per day (see Mitigation Measure No. 1, p. 42). With implementation of this measure, construction-related air quality effects would be reduced to a less-than-significant level.

Emissions from Operations

The BAAQMD has established thresholds for projects requiring its review for potential air quality impacts. Generally, the district generally does not recommend a detailed air quality analysis for projects generating fewer than 2,000 vehicle trips per day. As stated in Section III.B.4, Transportation, the project would generate about 1,600 weekday person trips; of these, about 1,000 would be vehicle trips. On weekends, these numbers would be higher, but not by more than about 20 percent. Therefore, the project would not result in any significant operational air quality impacts.

Shadow and Wind

The project includes construction of new buildings that would cast shadow on Harding Park, which is under the jurisdiction of the Recreation and Park Commission and is therefore subject to Section 295 of the Planning Code, which generally prohibits new shadow on city parks. However, Section 295 applies neither to buildings less than 40 feet tall (such as those proposed by the project) nor to buildings constructed on park property for recreational or park-related purposes. Therefore, Section 295 does not apply to the project. Shadow cast by the new buildings proposed for construction under the project would be similar to that cast by existing structures at Harding Park and would not be expected to adversely affect use of the golf courses or other facilities. Therefore, the project would have no significant effect related to shadow.

Wind impacts are generally caused by large building masses extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. Because the project would include construction of buildings of relatively modest size, the project would not result in significant wind impacts.

7) **Utilities/Public Services.** Could the project:	Yes	No	Discussed
(a) Breach published national, state or local standards relating to solid waste or litter control?	___	X	X
(b) Extend a sewer trunk line with capacity to serve new development?	___	X	X
(c) Substantially increase demand for schools, recreation or other public facilities?	___	X	X
(d) Require major expansion of power, water, or communications facilities?	___	X	X

Solid Waste

The project would incrementally increase the amount of solid waste generated at Harding Park, as the project would include additional or larger restaurant and banquet facilities than currently exist, and would also attract more persons to the site, for example to use the driving range at night, when it is not currently available. However, the project sponsor would work with the City Recycling Program to ensure that the maximum practicable amount of recycling occurs at Harding Park, and therefore would not result in a significant effect with regard to generation of solid waste.

Police

The San Francisco Police Department has reviewed the proposed project and determined that continuation of the golf course operations, with the proposed improvements, would not result in any adverse effects on the provision of police services. The Police Department would work with the PGA Tour and the project sponsor (Palmer Golf) in advance of and during the Tour Championship golf tournament – to be held at Harding Park once every three years beginning in 2002 – to ensure that traffic, parking, and other police matters are coordinated and adequately provided for. The Police Department reports that there were no major incidents during the most recent major golf tournament in San Francisco – the 1998 U.S. Open at the Olympic Club.[12]

Schools and Parks

As stated in Section III.B.3, Population, p. 17, the project would result in a negligible increase in employment, and therefore would not generate significant demand for school or park services. Regarding the latter, the project sponsor's participation in The First Tee youth golf program would provide increased recreational activities for San Francisco youth.

Water

Potable water for both irrigation and domestic consumption (restaurant, rest room, and cleaning use) is currently provided to Harding Park by the San Francisco Water Department via an unmetered connection

[12] Capt. Tim Hettrich, Planning Division, San Francisco Police Department, personal communication, May 8, 2000.

to a 60-inch water transmission pipeline near Lake Merced Boulevard. This is not a typical situation, and it is a result of the fact that Lake Merced, which formerly provided water to Harding Park from a pump house near the southeast corner of Harding Park, has declined in recent years such that the Lake Merced water level is now lower than the pump inlet. With the project, one or more new supply lines would be installed, with water meters to measure consumption. Two separate connections would likely be made, at locations to be determined by the San Francisco Water Department, to create a "loop" that would better ensure adequate water pressure for Harding Park facilities. In addition, a separate connection might be necessary to provide adequate water flow for fire fighting.[13] The San Francisco Public Utilities Commission (Water Department) and Fire Department would review the engineering design of the proposed new water system prior to building permit approval to ensure adequate supply and pressure both for domestic use and fire protection.

See Section III.B.10, Water, p. 33, for a discussion of water consumption and the potential use of reclaimed water in irrigation.

Wastewater

The existing buildings are served by a sewer line in Harding Road (6 inches in diameter near the golf course, and 8 inches in diameter near Skyline Boulevard) that connects to the Oceanside Water Pollution Control Plant, located immediately across Skyline Boulevard from Harding Park. Based on information from the project sponsor's engineer, the existing sewer line would likely be adequate to accommodate the project. If improvements are required, the project sponsor would be responsible for the cost of upgrading the wastewater collection facilities.

Electricity and Natural Gas

The proposed project would incrementally increase demand for and use of electric and gas utilities on the site, but not in excess of amounts expected and provided for in the project area, and would not be expected to have any measurable impact on these utilities.

The project would be consistent with Chapter 82 of the San Francisco Administrative Code, "Resource Efficiency Requirements," which is designed to conserve energy, minimize water use, and encourage recycling and the use of recycled materials, among other things. In light of the above, effects related to public services and utilities would not be significant.

[13] Winzler & Kelly, project engineer, personal communication, June 5, 2000.

8) **Biology**. Could the project:	Yes	No	Discussed
(a) Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	___	X	X
(b) Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	___	X	X
(c) Require removal of substantial numbers of mature, scenic trees?	___	X	X

On February 15 and May 2, 2000, ESA biologists conducted focused and reconnaissance-level biological surveys and a wetlands determination for the Harding Park Golf Course. The surveys included characterization of vegetative communities, an evaluation of wildlife use of the project area, and focused surveys for special status plants during the appropriate identification period. Species-specific protocol surveys were not conducted for wildlife species.[14] No surveys of wetlands were conducted, as the project as proposed would have no effect on identified wetlands in Harding Park. In the absence of protocol surveys, the potential occurrence of special status wildlife species within the project area was evaluated conservatively (i.e., a species was presumed potentially present if the required habitat was present). No potential habitat was identified for any special status plant or wildlife species on the project site.

Potential impacts to plants and wildlife species were addressed in the *Harding Park Municipal Golf Course Improvement Project: Biological Resource Regulatory Analysis.*[15] Mitigation Measure No. 2, p. 42, was derived from the biological regulatory analysis and would adequately mitigate potential impacts to special status species to a less-than-significant level. The biological regulatory analysis determined that the proposed project has the potential to adversely affect 11 special status species (see Table 2). Of these, California red-legged frog is listed as threatened by the federal government, and California black rail and bank swallow are listed as threatened by the state. For the 11 potentially affected species, either (1) the species has been reported from Lake Merced within recent history, (2) suitable habitat exists within Lake Merced, but not on the Harding Park project site, or (3) the species does not occur in Harding Park, but could be potentially affected (directly or indirectly) by the proposed project, such as by loss of bird nesting habitat through tree removal. No habitat for special status species was identified on the existing golf course. Because the period of "heavy construction," involving tree

[14] Species are accorded "special status" because of their recognized rarity or vulnerability to various causes of habitat loss or population decline. Some are formally listed and receive specific protection defined in federal or state endangered species legislation. Other species have no formal listing status as threatened or endangered, but have designations as "rare" or "sensitive" on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise such as the California Native Plant Society.

[15] Environmental Science Associates, 2000. Harding Park Municipal Golf Course Improvement Project: Biological Resource Regulatory Analysis, Prepared for Arnold Palmer Golf Management and the City and County of San Francisco, February, 2000.

TABLE 2
FOCUSED LIST OF SPECIAL STATUS SPECIES

Common Name *Scientific Name*	Listing Status USFWS/CDFG/ CNPS	General Habitat	Potential for Species Occurrence Within the Project Area	Period of Identification
FEDERALLY LISTED THREATENED OR ENDANGERED OR PROPOSED FOR LISTING SPECIES				
Amphibians				
California red-legged frog *Rana aurora draytonii*	FT/CSC	Breed in stock ponds, pools, and slow-moving streams	**Reported from Lake Merced.** This species was identified in a 1966 literature summary, but has not been identified since. No wetland breeding habitat occurs on site; upland aestivation habitat is limited to "rough" areas and small, isolated pockets in the course interior. The steep north and south boundaries could provide limited upland refugia habitat, if frogs were present and would not be affected by the proposed improvement project. Due to a lack of wetland features, this species does not breed on the site. As no habitat occurs on site and species presence is considered low, construction of frog-proof silt fencing in frog-accessible locations would mitigate potential impacts to this species.	May-August
Reptiles				
San Francisco garter snake *Thamnophis sirtalis tetrataenia*	FE/CE	Freshwater ponds and slow streams with emergent vegetation; nearby upland grasslands with small rodent burrows may also provide habitat for this species (USFWS, 1985). Little is known about the seasonal movements of this species or their capacity for using upland areas.	**Low Potential.** This species has not been identified at Lake Merced and is believed extirpated from the City of San Francisco. No mitigation measures are required because no impacts will occur to this species.	Year-around
Birds				
California clapper rail *Rallus longirostris obsoletus*	FE/CE	Nests and forages in emergent wetland with pickleweed, cordgrass, and bulrush	**Reported from Lake Merced; No Breeding Habitat Present.** Murphy (1997 as reported in CDM, 1998) reported clapper rails from the marshes at Lake Merced. Breeding populations of this species are found in association with brackish and salt water habitats and are not known to breed in freshwater habitats, such as at Lake Merced.[16] No mitigation measures are required because no impacts will occur to this species.	Year-around

(continued)

[16] Camp, Dresser & McKee Inc. and Trihey & Associates, Inc., 1998. Lake Merced 1998 Baseline Natural Resources Inventory. Prepared for the San Francisco Public Utilities Commission.

TABLE 2 (continued)
FOCUSED LIST OF SPECIAL STATUS SPECIES

Common Name *Scientific Name*	Listing Status USFWS/CDFG/ CNPS	General Habitat	Potential for Species Occurrence Within the Project Area	Period of Identification
FEDERALLY LISTED THREATENED OR ENDANGERED OR PROPOSED FOR LISTING SPECIES				
Birds				
California black rail *Laterallus jamaicensis coturniculus*	FSC/CT	Nests and forages in tidal emergent wetland with pickleweed	**Reported from Lake Merced.** Potential breeding habitat occurs in the cattail fringes of Lake Merced within 100 feet of the north and south boundaries of the project area. Breeding rails have been documented in Lake Merced (CDFG, 2000). Preconstruction surveys would be conducted to avoid potential impacts to this species; potential breeding habitat in Lake Merced would not be modified.	year-around
Bank swallow *Riparia riparia*	FSC/CT	Colonial nester in riparian and other lowland habitats. Requires vertical cliffs or banks with fine textured soils near water.	**Moderate-High Potential; No Breeding Habitat on Site.** A bank swallow breeding colony is present at the nearby Fort Funston. The Lake Merced terrace surrounding the golf course includes suitable, though unoccupied breeding habitat. No mitigation measures are required because no impacts will occur to this species.	year-around
SPECIES THAT ARE FEDERAL OR STATE SPECIES OF CONCERN				
Invertebrates				
Tomales isopod *Caecidotea tomalensis*	FSC/--	Localized freshwater ponds with near-still water.	**Reported from Lake Merced.** No Habitat on Project Site. No mitigation measures are required because no impacts will occur to this species.	Year-around
San Francisco forked-tailed damselfly *Ischnura gemina*	FSC/--	Wetlands with emergent vegetation	**Moderate Potential in Lake Merced.** No Habitat on Project Site. No mitigation measures are required because no impacts will occur to this species.	April-October
Amphibians				
California tiger salamander *Ambystoma californiense*	FC/CSC	Wintering sites occur in grasslands occupied by burrowing mammals; breed in ponds, vernal pools, and slow-moving or receding streams	**Low Potential.** Species has not been identified from the project area; no habitat occurs on the project site.	Spring
Reptiles				
Western pond turtle *Clemmys marmorata marmorata*	FSC/CSC	Lakes, ponds, reservoirs, and slow-moving streams and rivers, primarily in foothills and lowlands	**Low- Moderate Potential.** Species not identified from project site; no upland habitat suitable for this species occurs on the project site. No mitigation measures are required because no impacts will occur to this species.	Year-around

(continued)

TABLE 2 (continued)
FOCUSED LIST OF SPECIAL STATUS SPECIES

Common Name *Scientific Name*	Listing Status USFWS/CDFG/ CNPS	General Habitat	Potential for Species Occurrence Within the Project Area	Period of Identification
SPECIES THAT ARE FEDERAL OR STATE SPECIES OF CONCERN				
Birds				
Saltmarsh common yellowthroat *Geothlypic trichas sinuosa*	FSC/CSC	Saline and freshwater marshes	**Reported from Lake Merced.** Breeds and forages in marsh fringes around Lake Merced. Nest in willows that make up the upland marsh fringes (CDFG, 2000). No mitigation measures are required because no impacts will occur to this species.	Year-around
Osprey (nesting) *Pandion haliaetus*	--/CSC	Nests near fresh water lakes and large streams on large snags	**Reported from Lake Merced.** Breeding birds present at Lake Merced in 1999 (pers. obs.); may nest in project area trees. Preconstruction surveys would be conducted to determine the nesting status of this species in the region prior to construction.	March-June

STATUS CODES:

FEDERAL: (U.S. Fish and Wildlife Service)
FE = Listed as Endangered (in danger of extinction) by the Federal Government.
FT = Listed as Threatened (likely to become Endangered within the foreseeable future) by the Federal Government.
FP = Proposed for Listing as Endangered or Threatened.
FC = Candidate to become a *proposed* species.
FSC = Federal Species of Concern. May be Endangered or Threatened, but not enough biological information has been gathered to support listing at this time.

STATE: (California Department of Fish and Game)
CE = Listed as Endangered by the State of California
CT = Listed as Threatened by the State of California
CR = Listed as Rare by the State of California (plants only)
CSC = California Species of Special Concern
* = Special Animals
3503.5=Protection for nesting species of Falconiformes (hawks) and Strigiformes (owls)

California Native Plant Society
List 1A=Plants presumed extinct in California
List 1B=Plants rare, Threatened, or Endangered in California and elsewhere
List 2= Plants rare, Threatened, or Endangered in California but more common elsewhere
List 3= Plants about which more information is needed
List 4= Plants of limited distribution

removal, earthmoving and grading, would last approximately four months, from September through December 2000, this activity would occur outside the nesting season for raptors (approximately March 1 through July 30) and outside the breeding season for California black rail (approximately February 1 through August 31), reducing the potential to adversely affect such species. Furthermore, by implementing appropriate mitigation measures, including delaying construction during critical periods in

specific locations if determined necessary, no impacts would occur to these species. As a result, the proposed project would not substantially affect any special status animal or plant species or their habitat.

The Harding Park Golf Course project site is currently a golf course; thus, habitat types and availability for wildlife are not expected to change as a result of the proposed project. The project would not substantially diminish habitat for fish, wildlife or plants, or interfere with the movement of any resident or migratory fish or wildlife species.

The existing trees at Harding Park are primarily Monterey pine and Monterey cypress, as well as eucalyptus. According to the Urban Forestry Division of the Recreation and Park Department, most of the trees at Harding, except for a few planted more recently, are "mature to overmature" and are therefore in need of replacement. Many have little crown (green vegetation) remaining, and some have suffered storm damage. In addition, some of the pine trees are beginning to die as a result of pine pitch canker, an infectious fungal disease that threatens Monterey pines in California. It causes needle wilt and tip death, and derives its name from the resinous cankers it causes on tree trunks and limbs, cones, and roots. The disease weakens pine trees, which then become susceptible to attack by bark beetles which can kill the trees. Pine pitch canker is spread by various beetles.[17] As a result of the aging and disease affecting the trees at Harding Park, the Recreation and Park Department is evaluating plans to replace many existing trees, with top priority expected to go to removal and replacement of diseased pines, probably with Monterey cypress, which are not affected by the pine pitch canker. Other species may also be planted to avoid creation of a "monocultural" forest that could be susceptible to other diseases in the future.[18]

The Harding Park Golf Course Renovation project would require the removal of up to about 120 mature, scenic trees (eucalyptus, Monterey pine, Monterey cypress). All such trees are non-native to the site and were planted as course features. Many of the trees targeted for removal appear diseased or in poor condition and, as noted in the project description, up to about one-half of the trees proposed for removal as part of the project would be removed anyway as part of the Recreation and Park Department's reforestation plan described above. Therefore, to some extent, tree removal proposed as part of the project would accelerate the removal of aging and/or diseased trees. Furthermore, none of the trees proposed for removal are species protected by state or federal regulations. Implementing a tree protection plan and replanting schedule, currently proposed by the San Francisco Recreation and Park Department as a separate project) would adequately mitigate losses. (Effects related to loss of nesting habitat would be mitigated as part of Mitigation Measure No. 2, p. 42.)

The proposed project would include removal of all existing grasses on the Harding and Fleming course tees, fairways, greens, and roughs, using the non-selective herbicide glyphosate ("Roundup").

---

[17] Paul L. Dallara, Andrew J. Storer, Thomas R. Gordon, and David L. Wood, "Current Status of Pitch Canker Disease in California," published in *Tree Notes*, No. 20, July 1995, California Department of Forestry and Fire Protection.

[18] San Francisco Recreation and Park Department, Urban Forestry Division, "Reforestation Project: Harding / Fleming Golf Courses," April 4, 2000.

Uncontrolled spraying or chemical mishandling that releases significant quantities of glyphosate herbicide into the environment could adversely impact plants and animals.

Herbicides used for grass removal would be stored and applied in accordance with standard safety and health practices and manufacturer recommendations, as well as in conformance with requirements of state (Cal-OSHA, Department of Pesticide Regulation, Department of Toxic Substances Control) and applicable local (San Francisco Department of Environment and Department of Public Health) regulations. The project sponsor has engaged an environmental engineer to assist in the development of an Integrated Pest Management (IPM) Plan for Harding Park that would be consistent with the City's IPM Ordinance for both construction-period application of herbicide to remove existing grasses and ongoing pest and weed control. The herbicide application would require the project sponsor to obtain an exemption from the City's regulations that limit the application of herbicides and pesticides on City property (see additional discussion under Section III.B.12, Hazards, p. 36). Considering the health, safety, and management practices employed while applying the herbicides, and the location that spraying would take place, there is a low potential for herbicides to adversely affect plant and animal species and non-target plant species at Harding Park.

As noted in the project description, during the PGA Tour Championship golf tournament, additional parking would be provided at Harding Park for disabled persons and for tournament participants, tour officials, and the media. Mitigation Measure No. 2, p. 42, includes a provision for preparation of a site parking plan that would ensure avoidance of impacts on sensitive biological resources.

With implementation of Mitigation Measure No. 2, effects related to biology would not be significant.

9) **Geology/Topography**. Could the project:	Yes	No	Discussed
(a) Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?	____	X	X
(b) Change substantially the topography or any unique geologic or physical features of the site?	____	X	X

The San Francisco General Plan Community Safety Element contains maps that show areas of the City subject to geologic hazards. These geologic hazards include groundshaking, liquefaction and landsliding. The project site is subject to groundshaking from activity on one of the many active and potentially active earthquake faults in the San Francisco Bay Area, especially the San Andreas Fault Zone, the San Gregorio Fault Zone and Hayward Rodgers Creek Fault Zone (Maps 2 and 3). The project site is located in an area of "probable liquefaction potential" (Map 4) and "potential landslide hazards" (Map 5).[19] Liquefaction could occur along saturated portions of the Merced Lake shoreline or areas subjected to a high groundwater table. The potential for landslides would be greatest in areas with steep

[19] Liquefaction is the process by which water-saturated soil materials lose strength and become susceptible to failure during strong groundshaking in an earthquake.

slopes and unstable soils. The steep banks of Lake Merced could fail either from non-seismic forces or groundshaking during an earthquake.

For any development proposal in an area of liquefaction or landslide potential, the Department of Building Inspection (DBI) will, in its review of the building permit application, require the project sponsor to prepare a geotechnical report that assesses the nature and severity of the hazard(s) on the site and recommends project design and construction features that would reduce the hazard(s). To ensure compliance with all San Francisco Building Code provisions regarding structural safety, when DBI reviews the geotechnical report and building plans for a proposed project, it will determine necessary engineering and design features for the project to reduce potential damage to structures from groundshaking, liquefaction and landslides. Therefore, potential damage to structures from geologic hazards on a project site would be ameliorated through the DBI requirement for a geotechnical report and review of the building permit application.

The project site is not in an Alquist-Priolo Special Studies Zone,[20] and no known active fault exists on or in the immediate vicinity of the site. The closest active faults are the San Andreas Fault, approximately 2 miles southwest of the site, and the north segment of the Hayward Fault, about 17 miles northeast of the site. Like the entire San Francisco Bay Area, the project site is subject to groundshaking in the event of an earthquake on these faults, although because of the distance from the active faults, surface rupture at the site is unlikely. Groundshaking could occur from activity on the various potentially active faults in the San Francisco Bay Area although movement on these faults is usually triggered earthquakes on active faults.[21] The potentially active San Bruno fault is inferred to extend in close proximity to Harding Park. Existence of the San Bruno fault was first proposed in the early 1900s to explain the contact between Merced Formation bedrock and Franciscan Assemblage sandstone of San Bruno Mountain. The structure of the Merced Formation, however, offers evidence to suggest that the San Bruno fault may not exist, or at least that it is not as significant as initially proposed.[22] A few epicenters are near the San Bruno fault north of San Mateo County; however, these cannot be differentiated from San Andreas fault activity.[23] Activity northeast of the San Bruno fault may be associated with another potentially active fault referred to as the Hillside fault. There is not enough seismic information to determine the present activity of the San Bruno fault or the Hillside fault. Considering the age of the San Bruno Fault and the uncertainty of its activity, there is a low potential for the San Bruno fault to produce significant groundshaking or fault rupture.

---

[20] California State Department of Conservation, *Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of May 1, 1999*, [http://www.consrv.ca.gov/dmg/rghm/a-p/affected.htm]; reviewed January 12, 2000.

[21] An *active* fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 10,000 years). A *potentially active* fault is defined as a fault that has shown evidence of surface displacement during the Quaternary (last 1.6 million years), unless direct geologic evidence demonstrates inactivity for all of the Holocene or longer. This definition does not, of course, mean that faults lacking evidence of surface displacement are necessarily inactive.

[22] Brabb, E.E., Olsen, J.A., *Map Showing Faults and Earthquake Epicenters in San Mateo County, California*, United States Geological Survey, Map I-1257-F, 1986.

[23] An epicenter is the point on the earth surface directly above the subsurface location that fault rupture commences.

Limited grading, generally to a depth of one foot or less, would be required for reconstruction of the greens and tees on both the Harding and Fleming courses. Additional "shaping" of several holes would be completed; all soil so removed would be retained on site for uses as fill at other holes or stockpiled around the perimeter of the course. The project sponsor would obtain a geotechnical report prior to the approval of building permit(s), and would follow the recommendations of the report and DBI.

The project would not substantially alter the topography of the site. In light of the above, the project would not result in a significant effect related to geology.

10) **Water**. Could the project:	Yes	No	Discussed
(a) Substantially degrade water quality, or contaminate a public water supply?	___	X	X
(b) Substantially degrade or deplete groundwater resources, or interfere substantially with groundwater recharge?	___	X	X
(c) Cause substantial flooding, erosion or siltation?	___	X	X

The project is within the Westside Reclaimed Water Use Area designated by Section 1029 of the Reclaimed Water Use Ordinance (approved November 7, 1991), which added Article 22 to Part II, Chapter X of the *San Francisco Municipal Code* (*Public Works Code*). In this area, non-residential projects over 40,000 sq. ft. that require a site permit, building permit, or other authorization, and are located within this area, shall provide for the construction and operation of a reclaimed water system for the transmission of reclaimed water within buildings and structures. Because the total square footage of buildings to be constructed under the project would be less than 40,000 square feet, the new buildings would not have to be designed with separate (dual) plumbing to service uses that could employ reclaimed water (e.g., toilets). Reclaimed water is not currently available in the project area. However, the new golf course irrigation systems would be designed in accordance with the Reclaimed Water Use Ordinance to accommodate the use of reclaimed water in the future.[24] When reclaimed water becomes available, the main golf course irrigation system would be converted to use reclaimed water, while a separate system would provide some potable water for irrigation of the greens, where the grasses are more sensitive to the higher salt levels typically found in reclaimed water. When reclaimed water becomes available, the project sponsor would be required to commit to using reclaimed water for a specified percentage of irrigation water, such as 90 percent, and would responsible for the cost of piping reclaimed water onto the site from the nearest public street, as with on-site water and wastewater lines.

With the exception of the existing buildings and surface parking lot, the project site is entirely covered by pervious surfaces; i.e., the golf course and several stands of mature trees. The project would demolish

[24] There are two potential future sources of reclaimed water that could be used at Harding Park. The City of San Francisco has prepared a Reclaimed Water Master Plan, with implementation anticipated within approximately three to five years in the western portion of San Francisco. Separately, the City of Daly City is evaluating the potential construction of a reclaimed water plant. If reclaimed water is eventually used for irrigation, potable water would continue to be used for a portion of the irrigation water, because reclaimed water is typically too high in salt for use as a sole source of golf course irrigation.

the existing buildings and construct new buildings with somewhat larger footprints, as well as a larger parking lot, new paved cart paths, and a new driving range, which would be covered with artificial turf and would be largely impervious. Therefore, the amount of impervious surface would increase from approximately 2 percent of the 163-acre site to about 7.1 percent.

Under existing conditions, both rain water and irrigation water (except parking lot runoff) percolate into the ground, ultimately reaching Lake Merced. Stormwater from the existing parking lot is collected in a drain and flows via a pipe that runs toward Lake Merced. However, this existing terra cotta pipe is in poor condition and is believed to be at least partially collapsed. As part of the project, the new parking lot would be constructed with a storm drain (including oil and grease interceptor to capture potential contamination before it enters the drain). Stormwater runoff from the new parking lot would be captured, along with stormwater runoff from the new driving range, and would be released into the groundwater table and/or directly into Lake Merced, through one or more means, potentially including pre-treatment (with a system similar to the "CDS Technologies" system that has been tested previously at Harding Park) and piping to Lake Merced, piping to an underground sump to allow for percolation into the ground, and/or collection in an artificial pond, from where runoff could percolate, with potential pond overflows piped to a sump or treated and pumped directly to the lake.[25] The project sponsor's lease with the Recreation and Park Commission would include a provision such that the sponsor would work with staff of the Recreation and Park Department and the City Public Utilities Commission (PUC) to implement measures to protect water quality in Lake Merced, to the satisfaction of the PUC, which oversees the lake.

Runoff from cart paths would drain by sheet flow to the adjacent pervious land and percolate into the groundwater, as at present. With implementation of the project, the only stormwater runoff that would not flow to groundwater or to Lake Merced would be the relatively small amount of runoff from the new buildings, which would drain into the City's combined sanitary and storm sewer system, via a sewer line in Harding Road. (As noted in Section III.B.7, Public Services/Utilities, the project would likely require the expansion of the existing Harding Road sewer.) Construction of the proposed basement cart barn at the new clubhouse, which would require excavation to a depth of about 10 feet, would not be anticipated to substantially alter groundwater flow towards Lake Merced, as groundwater would be expected to divert around the basement and continue existing downslope flow towards the lake. Therefore, the drainage pattern of the site would not be substantially altered given that most rain water and irrigation water would percolate into the ground or be piped directly to Lake Merced. Therefore, runoff and drainage would not be adversely affected, nor would the project result in flooding, erosion, or siltation, because conditions with regard to runoff would essentially remain the same as at present.

There would be no impact to any public water supplies, because ground water is not used for site irrigation, nor would it be so used in the future. As noted in the discussion of public utilities in Section III.B.7, potable water for both irrigation and domestic consumption (restaurant, rest room, and

[25] Winzler & Kelly, project engineer, personal communication, June 21 and 23, 2000.

cleaning use) is currently provided to Harding Park by the San Francisco Water Department, from the Hetch Hetchy system. This would continue in the future. As stated in the Project Description, the project would include installation of new irrigation systems at both the Harding and Fleming golf courses. Installation of new irrigation equipment and piping would be expected to incrementally reduce water use because the new systems would be more efficient than the existing systems, and because any leaks that may have developed over the years would be eliminated, at least for several years to come. Irrigation demand is anticipated to be approximately 340 acre-feet per year.[26] (Existing use is not known, because the existing water service connection to Harding Park is not metered).

The project would retain three existing wells at Harding Park, one of which formerly supplied irrigation water and the other two of which, located in the existing parking lot, are used for groundwater monitoring.

The proposed project would include removal of all existing grasses on the Harding and Fleming course tees, fairways, greens, and roughs, using the non-selective herbicide glyphosate ("Roundup"). Uncontrolled spraying or chemical mishandling that releases significant quantities of glyphosate herbicide into the environment could adversely impact the water quality of Lake Merced if it were to occur close to the lakeshore. Excessive spills of this chemical could infiltrate into the soil and enter shallow groundwater, eventually migrating to the water of Lake Merced.

Herbicides used for grass removal would be stored and applied in accordance with standard safety and health practices and manufacturer recommendations, as well as in conformance with requirements of state (Cal-OSHA, Department of Pesticide Regulation, Department of Toxic Substances Control) and applicable local (San Francisco Department of Environment and Department of Public Health) regulations. Herbicide applications would occur within the limits of the existing grass turf and would not extend towards Lake Merced or the wetlands found near the lakeshore. The herbicide application would require the project sponsor to obtain an exemption from the City's regulations that limit the application of herbicides and pesticides on City property (see discussion under Sections III.B.8, Biology, p. 26, and III.B.12, Hazards, p. 36). Considering the health, safety, and management practices employed while applying the herbicides, and the location that spraying would take place, there is a low potential for herbicides to adversely impact the waters of Lake Merced.

The Construction Stormwater General Permit adopted by the State Water Resources Control Board requires that where construction activity disturbs five acres or more, the land owner and/or contractor develop and implement a Stormwater Pollution Prevention Plan (SWPPP). This plan must specify best management practices that will prevent all construction pollutants from contacting stormwater, with the intent of keeping all products of erosion form moving off site into receiving waters. The permit also requires elimination or reduction of non-stormwater discharges to receiving waters and inspection of all best management practices. Because the golf courses would not be grassed during the rainy season of

[26] An acre-foot is the amount of water that covers an acre of land to a depth of one foot. It is equivalent to approximately 294,000 gallons.

2000-2001, the project includes a mitigation measure (Mitigation Measure No. 3, p. 45) to ensure that effects related to water quality in Lake Merced would be less than significant.

The new buildings, including the clubhouse and restaurant, would be designed to incorporate water-conserving measures, such as installing low-flush toilets and urinals, as required by California State Building Code Section 402.0(c).

In light of the above, the project would not result in a significant effect related to hydrology and water quality.

11) **Energy/Natural Resources**. Could the project:	Yes	No	Discussed
(a) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	___	X	X
(b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	___	X	___

The project would meet current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations and Chapter 82 of the San Francisco Administrative Code, "Resource Efficiency Requirements." For this reason, it would not cause a wasteful use of energy. Therefore, energy consumption requires no further analysis and the effect would not be significant.

12) **Hazards**. Could the project:	Yes	No	Discussed
(a) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	___	X	X
(b) Interfere with emergency response plans or emergency evacuation plans?	___	X	X
(c) Create a potentially substantial fire hazard?	___	X	X

The majority of information in the section was obtained from *the Environmental Disclosure Document – Harding Fleming Park Golf Course*, prepared in April 1998 for the City of San Francisco by ATC Associates.

Soil and Groundwater

Harding Park was developed as a golf course in the 1920s. The City of San Francisco Department of Public Health (SFDPH) lists the property as a Leaking Underground Storage Tanks (UST) site. During their site reconnaissance, ATC Associates personnel identified indications that other non-permitted USTs may be present on the property in the vicinity of the "cart barn" and recommends that additional work be

conducted to determine its location and compliance status. Subsurface soil and groundwater data suggest that past UST operations may have impacted the subsurface soil and groundwater in localized areas near the USTs. ATC Associates considers this a "Recognized Environmental Condition" and recommends further investigation to determine the source and extent of the soil and groundwater contamination. The proposed project would not exacerbate these existing localized conditions unless impacted soils are encountered during construction or grading and exposed to the environment. Potential health and safety issues related to existing unidentified USTs and soil and groundwater contamination would be reduced to less-than-significant levels, provided that the mitigation measures included in the project would be implemented.

Asbestos

All existing buildings at Harding Park would be demolished as part of the project. Asbestos was detected in one sample of wallboard joint compound used in the storage room of the Maintenance Barn. Asbestos has also been identified in the hot water tank and hot water pipe insulation. Asbestos-containing materials should be properly removed prior to any facility improvements or demolition.

The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement. BAAQMD is to be notified 10 days in advance of any proposed demolition (defined as moving or dismantling any structural member of a building), and any renovation in which more than 100 linear feet, 100 square feet, or 35 cubic feet of asbestos-containing material is to be removed. Notification includes: the names, addresses and phone numbers of persons responsible, including the contractor; description and location of the structure to be renovated/demolished, including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition; the nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects removal operations. In addition, the District inspects any removal operations for which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow State regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 when asbestos-related work involves 100 square feet or more of asbestos-containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the properties where abatement would occur must have a Hazardous Waste Generator Number assigned by, and registered with, the California Department of Health Services in Sacramento. The contractor and the hauler of the material are required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of the material. Pursuant to California law, the Department of Building Inspection would not issue the required permit until the applicant has complied with the notice requirements above.

The project includes a mitigation measure (see Mitigation Measure No. 4, p. 46) that is intended to reduce the potential health risks associated with asbestos-containing building materials to a less than

significant level. This measure insures that an asbestos survey would be conducted in areas where removal. demolition, and remodeling work would take place, and by securing the removal and disposal of asbestos-containing building materials, or their encapsulation, prior to construction and reuse of the building. The project sponsor would notify the Bay Area Air Quality Management District of proposed asbestos abatement activities prior to issuance of a building permit. Implementation of this mitigation measure and compliance with state asbestos regulations and procedures would ensure that any effects related to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint

The existing buildings were constructed in the early 1900s and therefore may contain exterior lead-based paint. Surveys conducted by ATC Associates and others identified lead in concentrations above regulatory levels in several exterior and interior paints throughout the existing buildings. The project sponsor would collect paint samples for analysis before any demolition activities. If the analysis discloses lead in excess of the action level, the project sponsor would be subject to the requirements described below. Therefore, any potential impacts due to lead-based paint would be reduced to a level of insignificance.

Construction and renovation activities must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties for noncompliance.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than 10 total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers that are at least as effective at protecting human health and the environment as those in the most recent *Guidelines for Evaluation and Control of Lead-Based Paint Hazards* promulgated by the U.S. Department of Housing and Urban Development. The ordinance also identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party (owner or contractor) must provide written notice to the Director of Building Inspection of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present;

whether the building is residential or non-residential, owner-occupied or rental property; the approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures required as part of the San Francisco Building Code would ensure that potential impacts due to lead-based paint would be reduced to a level of insignificance. Therefore, no further mitigation is required.

Other Potential Hazardous Materials

The proposed project would include removal of all existing grasses on the Harding and Fleming courses using the broadcast and "spot" applications of the non-selective, post-emergent herbicide glyphosate ("RoundUp"). The purpose of this process is to remove undesirable grass species and replace them with more desirable and functional grasses. This will result in several improvements compared to existing golf course conditions, including improved and enhanced playing conditions and more uniform and complete erosion control.

The inappropriate application or accidental spill of glyphosate could result in detrimental effects to non-target plant species through either runoff or spray drift. Runoff or spills could transport glyphosate to non-target locations because it is either dissolved in the water, adhered to soil particles, or both. Spray drift could transport glyphosate during application during windy conditions. Because of its low mammalian toxicity, risks to human health resulting from the application of glyphosate are considered low.

Potential non-target ecological receptors for glyphosate from runoff, spills, or drift are Lake Merced and the wetlands area near the 18th green. Protection of these receptors and other natural resources will be described in a document entitled "Resource Protection Plan for Glyphosate Application at the Harding and Fleming Golf Courses." This document will be submitted to the Department of the Environment for approval by August 18, 2000.

This document will describe all aspects of the glyphosate application(s) and will use Integrated Pest Management (IPM) approaches to vegetation control. For example, the document will describe:

1) The use of historic rainfall, degree-day, and soil temperature data to gauge appropriate timing for application(s) in order to maximize effectiveness;
2) The rain-fast nature of the specific glyphosate formulation in order to minimize transport due to erosion and run-off from the leaf surface;

3) The erosion control techniques that will be implemented around Lake Merced and the 18th hole to protect resources in these areas;

4) The use of windfoils on application equipment to greatly minimize the amount of non-target drift during application;

5) The potential need for additional "spot" applications of glyphosate in the spring of 2001 depending on the degree of efficacy achieved in the broadcast applications in the fall of 2000. If needed, adequate control of undesirable grass species with spring applications will greatly reduce the need to control these grasses later, reducing the potential need for more applications during golf course operations;

6) Rationale for the determination of start and end dates for application(s), and the extent of spring application(s), if any; and

7) How this document will complement the comprehensive IPM Plan being prepared for use during course operations.

All applications of glyphosate will be done according to label instructions and in conformance with all local, state, and federal rules and regulations. Local regulations include those described in the City and County of San Francisco Integrated Pest Management (IPM) Ordinance and the County of San Francisco Agricultural Commissioner's office. State regulations are those of the California Department of Pesticide Regulation (CDPR), and federal regulation is from the Environmental Protection Agency. A Pest Control Advisor (PCA) licensed by CDPR will prepare a detailed pest control recommendation and an applicator licensed by CDPR will perform the application.

In order to broadcast apply glyphosate, an exemption from the City and County of San Francisco IPM Ordinance will be required. The exemption application will include the "Resource Protection Plan for Glyphosate Application at the Harding and Fleming Golf Courses" document referenced earlier and any other information required by the City and County to document control and mitigation strategies necessary to protect human and environmental health.

Other potential hazardous building materials such as PCB-containing electrical equipment could pose health threats for demolition workers, but would be mitigated by conducting standard building surveys and implementing abatement measures (see Mitigation Measure 4, p. 46). Small quantities of environmentally regulated substances are used in current operations including pesticides and fertilizers. These materials are properly stored in secure areas and thus do not present a concern.

As a result of implementing the regulations summarized above, potential health and safety issues related to soil and groundwater contamination and hazardous building materials would be reduced to less-than-significant levels, provided that the mitigation measures included in the project would be implemented.

The proposed project changes to the currently developed area would not present any special concerns relative to emergency response or evacuation. Compliance with the San Francisco Fire Code would reduce any potential fire hazard to the minimum practicable risk. Therefore, these potential effects would be less than significant.

13) **Cultural**. Could the project:	Yes	No	Discussed
(a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific Study?	____	X	X
(b) Conflict with established recreational, educational, religious or scientific uses of the area?	____	X	____
(c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the Planning Code?	____	X	X

Archaeological Resources

The project is located in an area where the potential for discovery of Native American artifacts is high. Although the project would involve limited excavation, generally to a average depth of about one foot below grade, the potential exists to disturb archaeological and cultural resources. Therefore, the project includes a mitigation measure to ensure that potential effects on cultural resources would be reduced to a less-than-significant level (see Mitigation Measure No. 5, p. 46).

Historic Architectural Resources

None of the existing buildings on the project site are rated as City Landmarks in Article 10 of the Planning Code, nor are listed in the State Office of Historic Preservation database as having historic or architectural importance. Therefore, the proposed project would have no adverse effects on historic architectural resources.

C. OTHER	Yes	No	Discussed
Require approval and/or permits from City Departments other than Planning Department or Department of Building Inspection, or from Regional, State, or Federal Agencies?	X	____	X

The entire project would need the approval of the Recreation and Park Commission, and Art Commission approval would be required for the new structures, as they would be considered public buildings. Approval of the lease between Palmer Golf and the City would require Board of Supervisors' approval. The application of a non-selective herbicide to remove existing grasses would require that an exemption be granted by the Commission on the Environment from the regulations under the City Integrated Pest Management Policy, in accordance with Section 39.8 of the San Francisco Administrative Code. Because the project site is within the Coastal Zone, as defined by the state Coastal Act of 1976, the project is subject to the Local Coastal Program. The California Coastal Commission has delegated the determination of consistency with the Local Coastal Program to the City (see discussion of the

Coastal Zone Permit Program beginning on p. 12). The project would also require building and grading permits from the Department of Building Inspection. All changes to existing utilities and curb encroachment will require the approval of the Department of Public Works.

D. MITIGATION MEASURES

	Yes	No	N/A	Discussed
1) Could the project have significant effects if mitigation measures are not included in the project?	X	___	___	X
2) Are all mitigation measures necessary to eliminate significant effects included in the project?	X	___	___	X

The following are mitigation measures that have been agreed to by the project sponsor to avoid potentially significant effects of the proposed project.

Mitigation Measure 1 – Construction Air Quality

The project sponsor would require the contractor(s) to sprinkle demolition sites with water during demolition, excavation and construction activity as needed to control visible dust; sprinkle unpaved construction areas with water as needed to control visible dust; cover stockpiles of soil, sand, and other material; cover debris, soil, sand or other such material being hauled on trucks; and sweep surrounding streets during demolition and construction at least once per day when trucks are traveling on and off of unpaved areas to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose.

Mitigation Measure 2 – Biology

Conservation and protection measures included below would be incorporated into project specifications and plans to ensure implementation of the proposed project does not result in significant impacts to sensitive biological resources.

Conservation Measures Common to All Resources

The following measures would be employed to avoid and minimize significant impacts to sensitive biological resources.

- No earthmoving activities would occur within Lake Merced or its wetland fringe. To the extent practicable, all construction related activities would be minimized within 100-feet of the wetland fringe of the lake.
- Only non-invasive plants would be used for site landscaping. To the extent practicable, native vegetation would be preferentially planted.
- Noxious weed abatement measures would be implemented. This could include restoration of degraded habitats, use of hand labor to remove weeds, etc.

- The project would maintain the presence of very large, old trees, snags, large diameter logs, and decaying wood across the landscape to the extent practicable, particularly on fringe slopes surrounding the course.

Construction and Demolition Related Best Management Practices

The following Best Management Practices would be implemented, as appropriate, prior to, during, and/or after specific construction or demolition actions to ensure the proposed project does not result in significant impacts to sensitive biological resources. Specific tasks would include, but are not limited to, the following:

- A Worker Awareness Program (environmental education) shall be developed to inform project workers of their responsibilities in regards to sensitive biological resources.
- A compliance monitoring program would be implemented. The compliance monitoring program would oversee and enforce the below referenced measures, and would include compliance strategies and reporting protocols.
- The construction coordinator would implement a fencing and flagging program to protect sensitive habitats. This could include: use of high visibility snow fence; marking trees to be retained; and/or use of signs (e.g., no refueling signs) in areas of high sensitivity.
- Implement a natural resource protection program. Standard measures could include construction scheduling, biological monitoring, erosion and sediment control, protection of sensitive habitats, storage of all food-related items or rubbish in wildlife-proof containers, topsoil salvage, and revegetation. This could include specific construction monitoring by resource specialists, treatment and reporting procedures.
- Implement stormwater management measures to reduce nonpoint-source pollution discharges from roads, parking lots, and other impervious surfaces. This could include oil/sediment separators, street-sweeping, infiltration beds, and use of permeable surfaces and vegetated or natural filters to trap or filter stormwater runoff.
- Implement a spill prevention and pollution control program (for hazardous materials). Standard measures could include hazardous materials storage and handling procedures, spill containment, clean-up, and reporting procedures, and limitation of refueling and other hazardous activities to upland/non-sensitive sites.
- Implement a tree protection plan as warranted. This could include measures such as avoidance of ground-disturbing activities within 3 feet of the tree canopy to avoid damaging the root-zone, use of hand equipment for trenching within the root-zone, reduce compaction within root-zones, maintain a natural grade.
- Prior to the creation of any temporary on-site parking, spectator, or other facilities to accommodate operations during the PGA Tour Championship golf tournament, the project sponsor shall engage a qualified biologist (and other professional(s), as necessary) to assist in development of an operations plan that would protect sensitive biological resources. Components of such a program would include some of the above features, including worker awareness; fencing and flagging as needed to protect sensitive habitats; stormwater management measures to avoid contamination of runoff from areas used as temporary parking; and a tree protection plan for trees that are not normally subject to nearby vehicle traffic. This plan would be submitted as part of the application for any permit(s) that are required from the

Planning Department, Department of Public Works, and/or Department of Parking and Traffic, with a copy submitted to the Director of the Department of the Environment.

Species-Specific Conservation and Protection Measures

The following conservation and protection measures are based on current scientific protocols and agency recommendations.

Special Status Aquatic Species

Implementation of the following conservation and protection measures would reduce or eliminate potential taking of special status amphibians and aquatic species. These measures were abstracted from the USFWS Programmatic Biological Opinion for projects that may affect California red-legged frog (USFWS, 1999)[27], though the Biological Opinion does not specifically apply to this project because no California red-legged frog take is anticipated. Provisions listed below are considered reasonable and prudent for actions located within 100 feet of aquatic habitats:

- Work activities within 100-feet of wetland habitat should be completed between April 1 and November 1 or during low-runoff conditions. Appropriate erosion control should be in place prior to the wet season and regularly maintained.
- A qualified biologist would survey the perimeter of the site within two weeks before the onset of earthmoving activities. If adult California red-legged frogs, tadpoles, or eggs are found, the biologist would contact the appropriate agency(ies) to determine the applicability of the proposed measures to avoiding impacts to the identified population.
- A qualified biologist should conduct training sessions for all construction personnel before construction activities begin.
- The aquatic construction boundary should be fenced with silt fence to prohibit the movement of frogs into or out of the construction area and to control siltation and disturbance to aquatic habitat. This includes the construction of a silt fence boundary on perimeter edges of the site that the qualified biologist determines could provide frog access to construction areas. The edge of the fence would be buried or secured to prevent accidental entry by frogs.
- All construction adjacent to or within aquatic habitats should be regularly monitored to ensure that impacts do not impact aquatic habitats.
- All trash that may attract predators should be contained and regularly removed from the site. Following construction, all trash and construction debris will be removed from work areas.
- All fueling and maintenance of vehicles and equipment should occur at least 20 meters (65 feet) from any aquatic habitat.
- During any dewatering activities, intakes should be completely screened with wire mesh not larger than five millimeters to prevent aquatic species from entering the pump system.
- Immediately after installation of the exclosure fence, a qualified biologist should inspect all areas within the fence for aquatic species.

[27] U.S. Fish and Wildlife Service, 1999. Programmatic Biological Opinion for the Federal Threatened California Red-Legged Frog. January 1999.

Special Status Raptors and Other Nesting Birds

- Trees with unoccupied raptor nests (stick nests or cavities) may only be removed prior to March 1, or following the nesting season.
- A survey to identify active raptors or other bird nests should be conducted by a qualified biologist no more than two weeks before the start of construction from March 1 through July 30. Active bird nests located within 500 feet of construction would be mapped, to the extent allowed by access.
- If an active raptor is found within 500 feet of construction activities or any passerine nest is identified within 250 feet, a determination should be made by a qualified biologist whether or not construction would significantly impact the active nest or disrupt reproductive behavior. In the case of passerines, a determination would be made as to whether or not the species is protected under the federal Migratory Bird Treaty Act or other legislation.
- If it is determined that construction would not impact an active nest or disrupt breeding behavior, construction would proceed without any restriction or mitigation measure.
- If it is determined that construction will impact an active bird nest or disrupt reproductive behavior, then avoidance is the only mitigation available. Construction would be delayed within 250-500 feet of the active nest (or a suitable distance determined by the qualified biologist in coordination with the California Department of Fish and Game) until a qualified biologist determines that the subject birds are not nesting or until any juvenile birds are no longer using the nest as their primary day and night roost.

California Black Rail

Construction activities proposed outside the rail breeding season (February 1 – August 31) would not require specific mitigation measures. In the absence of consultation with the CDFG, activities proposed within 700 feet of marsh habitat during the breeding season would require specific mitigation measures to avoid effects to this species and agency concurrence that the proposed measures would fully avoid species take. The most basic means of avoiding species take is to perform protocol-level surveys[28] to establish species presence or absence in marshlands adjacent to construction areas. If nesting California black rail are present, construction will be delayed within 700 feet of the nest until the adult and/or juvenile rails are no longer using the nest as the center of their activity. The biologist will determine if there is good line-of-sight between the nest and proposed construction activities. If line-of-sight is non-existent, construction could proceed within the buffer based on biologist recommendations. If line of sight is poor (e.g., at swales), fencing or other measures could be employed to obstruct line of sight.

Mitigation Measure 3 – Water

The project sponsor would ensure that the construction contractor would implement Best Management Practices consistent with the Construction Stormwater General Permit adopted by the State Water Resources Control Board. Specifically, sponsor would require that the contractor erect silt fences and fiber rolls between the perimeter of the site and Lake Merced at all locations where the golf courses slope towards the lake throughout the time that excavation or other ground-

[28] Protocol level surveys refer to surveys conducted according the most current agency accepted survey guidelines for a particular species. For rails, protocol level surveys entail a habitat assessment and both day and nighttime surveys during the breeding season.

disturbing activities are under way. This would prevent the flow of silt (and any associated contaminants from pesticide application) into Lake Merced during the construction period. Slopes left exposed during rain would be covered with erosion control blankets, according to the Stormwater Pollution Prevention Plan proposed by the project sponsor's engineer. The plan also includes other features to minimize erosion, sedimentation, and contamination of runoff, such as avoiding or minimizing storage of fuel or chemicals on-site during construction and employing appropriate containment measures for such storage, creation of a designated wash-out area for concrete trucks to prevent concrete slurry from reaching Lake Merced or other sensitive areas, limiting stockpiling of soil on-site, ongoing inspection and maintenance of storm water control features, and other such elements.

Mitigation Measure 4 – Hazards

Prior to construction, the project sponsor will locate all known areas of subsurface soil and shallow groundwater contamination caused by past fuel UST leakage or other petroleum releases. These areas, if within the areas of proposed grading and construction, would be appropriately investigated and remediated in compliance with the SFDPH guidelines and requirements. Previously unidentified shallow soil or groundwater contamination discovered during proposed grading and construction activities will also be appropriately assessed and removed in compliance with SFDPH regulations. To the extent possible, the project sponsor would identify and assess all non-permitted or abandoned USTs and either remove them or upgrade them to current state and federal standards.

The project sponsor would ensure that building surveys for PCB-containing equipment, hydraulic oils, fluorescent lights, and lead-based paint are performed prior to the start of construction or demolition on the existing building, for areas of the building where construction or demolition activities would occur. Hazardous materials discovered during these surveys would be abated according to federal, state, and local laws and regulations. Asbestos-containing materials would be removed and disposed of or encapsulated prior to the start of construction or demolition. Interior asbestos-containing materials would be removed as part of the project. All asbestos abatement and encapsulation procedures would be performed in accordance with applicable federal and state guidelines. Equipment identified as containing PCB oils would be removed and properly disposed. Construction and renovation activities that disturb exterior surfaces containing lead-based paint would comply with Chapter 36 of the San Francisco Building Code for the identification, safe work practices, proper removal methods, and notification.

Mitigation Measure 5 – Cultural Resources

Given the location and magnitude of excavation proposed, and the likelihood that archaeological resources would be encountered on the project site, the sponsor has agreed to retain the services of an archaeologist. The archaeologist would first determine, in conjunction with the Environmental Review Office (ERO), whether additional archival research and/or a pre-excavation testing program should be undertaken to determine the probability of finding cultural and historical remains. The testing program, if undertaken, would use a series of mechanical, exploratory borings or trenches and/or other testing methods determined by the archaeologist to be appropriate. Regardless of whether additional archival research or a testing program is undertaken, the archaeologist would instruct all excavation and foundation crews on the project site of the potential for discovery of archaeological resources, and the procedures to be followed if such resources are uncovered.

Unless, after research and/or testing and a review of the development proposal the archaeologist determines that no further investigations or precautions are necessary to safeguard potentially significant archaeological resources, the archaeologist would then design and carry out a program of on-site monitoring of all ground disturbing activities, during which he/she would record observations in a permanent log. (If the archaeologist determines that no further investigations or precautions are required, the archaeologist would submit a written report to the ERO, with a copy to the project sponsor.) The monitoring program, whether or not there are finds of significance, would result in a written report to be submitted first and directly to the ERO, with a copy to the project sponsor. During the monitoring program, the project sponsor would designate one individual on site as his/her representative. This representative would have the authority to suspend work at the site to give the archaeologist time to investigate and evaluate archaeological resources should they be encountered.

Should evidence of cultural resources of potential significance be found during the monitoring program, the archaeologist would immediately notify the ERO, and the project sponsor would halt any activities which the archaeologist and the ERO jointly determine could damage such cultural resources. Ground disturbing activities which might damage cultural resources would be suspended for a total maximum of four weeks over the course of construction.

After notifying the ERO, the archaeologist would prepare a written report to be submitted first and directly to the ERO, with a copy to the project sponsor, which would contain an assessment of the potential significance of the find and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor. These additional mitigation measures might include a site security program, additional on-site investigations by the archaeologist, and/or documentation, preservation, and recovery of cultural material.

Finally, the archaeologist would prepare a report documenting the cultural resources that were discovered, an evaluation as to their significance, and a description as to how any archaeological testing, exploration and/or recovery program was conducted.

Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report(s) would be sent by the archaeologist directly to the President of the Landmarks Preservation Advisory Board and the Northwest Information Center of the California Historical Resources Information System at Sonoma State University. Three copies of the final archaeology report(s) would be submitted to the Office of Major Environmental Analysis, accompanied by copies of the transmittals documenting distribution to the President of the Landmarks Preservation Advisory Board and the Northwest Information Center.

E. MANDATORY FINDINGS OF SIGNIFICANCE	Yes	No	Discussed
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?	___	X	X
2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	X	___
3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)	___	X	X
4) Would the project cause substantial adverse effects on human beings, either directly or indirectly?	___	X	___

F. ON THE BASIS OF THIS INITIAL STUDY

___ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

_X_ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers 1-5, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

7/8/00
Date

HILLARY E. GITELMAN
Environmental Review Officer
for
GERALD G. GREEN
Director of Planning
Planning Department

Arnold Palmer®
GOLF MANAGEMENT

PUBLIC NOTICE

Arnold Palmer Golf Management welcomes you
to an open house to view and discuss the

HARDING PARK GOLF COURSE RENOVATION DESIGN PROPOSAL

Thursday, May 18th

5:00 p.m. – 7:00 p.m.

Harding Park Golf Course
Club House
99 Harding Road
San Francisco

For more information call Arnold Palmer Golf Management
at (415) 561-4650. For MUNI information, call (415) 673-MUNI.
For information about MUNI accessible services, call (415) 923-6142.